This form is only to be used for changes made to a current planning permit application

DECLARATION FOR		PLANNING PERMIT NO:	
AMENDMENT TO A	HUME	Office Use Only:	
PLANNING PERMIT	CITYCOUNCIL	DATE RECEIVED:	
APPLICATION		FEE PAID: \$	
	1		

Planning and Environment Act 1987 Sections 50 & 50A & 57A. Planning and Environment Regulations, Regulation 16. Council is collecting the information on this form so that it may consider your application in accordance with Part IV of the Planning and Environment Act 1987. Council must make a copy of this application available for any person to inspect free of charge in accordance with Section 51 of the Act.

Please print clearly. Please read the notes on the back before completing this form.

THE APPLICANT	Who is making this amendment	
Name: DOC	AN FRANCIS (CLOUIS A PCHITECTURAL PLANS & PERMIT	5)
	898869	
Address:		
36 60	HARTON ST, SURREY HILLS (3127)	

THE LAND: Give the address and title particulars of the land.

8 GUNBOWER CRESCENT, MEADOW HEIGHT

PROPOSED AMENDMENTS: what changes are being requested since lodging the original application for planning permit (attach letter if required)

×	FIRST	FLOON	OF	UNIT 2	REDUCED T	0 E	UMINAT	E BU	Iph
*	EXIST	NG UNIT	1	ALTERED	INTERNALLY	TO	WMPL7	WITH	PARKING
	REQU	INEMEN	TI.						
*	BIS	SHANER	SF	ICCESSIUM	1 COMPLIES				
¥									

THE OWNER: The owner must be notified of these proposed changes

Nam	e:	Tel. Bus. hours:
Addr	ess:	
	DECLARATION TO BE COMPLETED FOR ALL APP This form must be signed. Please complete A	
A	I declare that I am the Application and Owner of this land that all information given is true and correct	Owner/Applicant Signature: Date:
В	I am the Owner of the land. I have seen this application	Owner Signature: Date:
	I/We the Applicant declare that all information given is true and correct	Applicant Signature: Date: 3/03/2022
С	I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct	Applicant Signature

H:\ADMIN TEAM\Documents\Declaration for Amendment to a Planning Permit Application09.doc

	Office Use Only		and the second sec				
CHIIMF	Application No.:	Date Lodged:	1 1				
CITYCOUNCIL	Application for						
	Planning Permit						
nning Enquiries	If you need help to complete this form, read How to com	plete the Application for Pla	nning Permit form.				
one: 03 9205 2200 b: <u>http://www.hume.vic.gov.au</u>	Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties fo the purpose of enabling consideration and review as part of a planning process under the <i>Planning and Environment Act 1987</i> . If you have any concerns, please contact Council's planning department.						
	Questions marked with an asterisk (*) are mandatory	and must be completed.					
Clear Form	igta If the space provided on the form is insufficient, attac						
ne Land i (1) Addre	ss of the land. Complete the Street Address and one of	the Formal Land Description	ons.				
Street Address *							
	Unit No.: St. No.: St. Nan	ne: GUNBOWER	CLESCENT				
	Suburb/Locality: MEADOW HEIGHTS	Postco	ode: 3048				
Formal Land Description *	A Lot No. 238 OLodged Plan OTitle Plan	Plan of Subdivision N	2162196				
Complete either A or B.	OR		2102.10				
This information can be found on the certificate of	B Crown Allotment No.:	Section No.:					
title.							
	Parish/Township Name:						
If this application relates	to more than one address, please click this button and e	enter relevant details.	Add Address				
ne Proposal A You mi	ust give full details of your proposal and attach the informati cient or unclear information will delay your application.	ion required to assess the a	oplication.				
For what use, development or other matter do you	ust give full details of your proposal and attach the information cient or unclear information will delay your application.	ion required to assess the a	pplication.				
For what use, development	Select the focus of this application and describe below:		-				
For what use, development or other matter do you require a permit? *	Select the focus of this application and describe below:		-				
For what use, development or other matter do you require a permit? * If you need help about the proposal, read: How to Complete the	cient or unclear information will delay your application.		-				
For what use, development or other matter do you require a permit? * If you need help about the proposal, read:	Select the focus of this application and describe below:		-				
For what use, development or other matter do you require a permit? * If you need help about the proposal, read: How to Complete the Application for Planning	Select the focus of this application and describe below:	DOUBLE STO REAN OF	DRE7 AN				
For what use, development or other matter do you require a permit? * If you need help about the proposal, read: How to Complete the Application for Planning	Select the focus of this application and describe below:	DOUBLE STO REAM OF ing: plans and elevations; any lined in a Council planning per	DRE7 AN				
For what use, development or other matter do you require a permit? * If you need help about the proposal, read: How to Complete the Application for Planning	Select the focus of this application and describe below: CONSTRUCTION OF DWELLING THE EXISTING Provide additional information on the proposal, includ by the planning scheme, requested by Council or outl required, a description of the likely effect of the propo	DOUBLE STO REAM OF ing: plans and elevations; any lined in a Council planning per	I information required mit checklist; and if				

Existing Conditions

4) Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Title Information 🔳

5) Encumbrances on title *

If you need help about

Application for Planning Permit

the title, read: How to complete the

form

Does the proposal breach, in any way, an encumbrance on title such as a restrictrive covenant, section 173 agreement or other obligation such as an easement or building envelope?

SINGLE STOREY DWELLING

Provide a plan of the existing conditions. Photos are also helpful.

O Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)

No No

Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

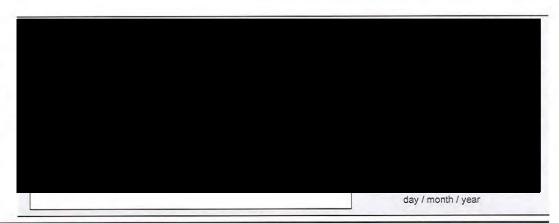
(6) Provide details of the applicant and the owner of the land.

Name:					
Title: First Name: DONAAN	Surname: FRANCIS				
Organisation (if applicable): CLOVIS ARC	HITECTURAL PLANS AND PERCHITS				
Postal Address:	If it is a P.O. Box, enter the details here:				
Unit No.: St. No.: 36	St. Name: WHALTON SI				
Suburb/Locality: SUMLEY HILLS	State: MC Postcode: 3127				
Contact person's details * Name: Title:	Same as applicant (if so, go to 'contact information')				
Organisation (if applicable):					
Postal Address:	If it is a P.O. Box, enter the details here:				
Unit No.: St. No.:	St. Name:				
Suburb/Locality:	State: Postcode:				
Contact information					
Business Phone: 0422-898-869	Email: deriven francis architect ural@gmail.				
Mobile Phone:	Fax:				
	Title: First Name: DOMAN Organisation (if applicable): And Postal Address: Unit No.: Unit No.: St. No.: 366 Suburb/Locality: OMET HILLS Contact person's details * Name: Title: First Name: Organisation (if applicable): Postal Address: Unit No.: St. No.: Suburb/Locality: St. No.: Suburb/Locality: St. No.: Suburb/Locality: Contact information Business Phone: 0422-898-869				

Owner*

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.



Declaration

(7) This form must be signed by the applicant *

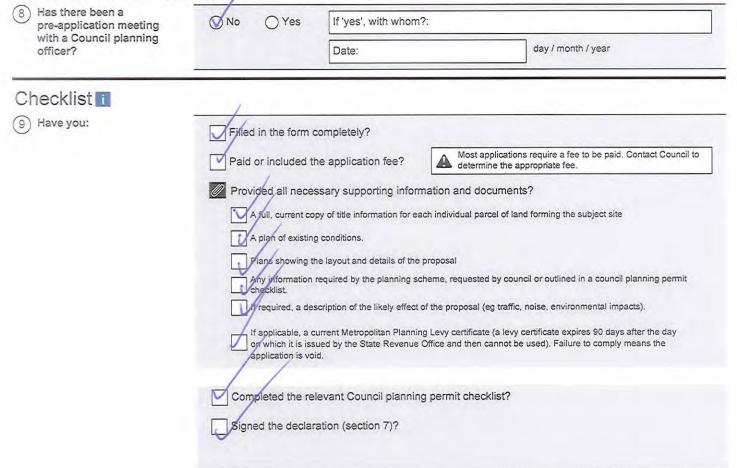
Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

gnature:	>	Date:	OI	109	121
Abutto	~		day / m	nonth / yea	ar

Need help with the Application?

If you need help to complete this form, read <u>How to complete the Application for Planning Permit form</u> General information about the planning process is available at <u>www.delwp.vic.gov.au/planning</u>

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.



Lodgement 🚺

Lodge the completed and signed form, the fee payment and all documents with:

Hume City Council PO Box 119 Dallas VIC 3047 Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200 Email: <u>email@hume.vic.gov.au</u> DX: 94718 Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To You

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 09952 FOLIO 165

Security no : 124092206463M Produced 01/09/2021 05:10 PM

LAND DESCRIPTION

Lot 2281 on Plan of Subdivision 216219G. PARENT TITLE Volume 09940 Folio 104 Created by instrument LP216219G 22/12/1993

REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT101169J 24/03/2020 WESTPAC BANKING CORPORATION

COVENANT (as to whole or part of the land) in instrument P978619S 30/08/1990

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP216219G FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

```
-----END OF REGISTER SEARCH STATEMENT-----
```

Additional information: (not part of the Register Search Statement)

Street Address: 8 GUNBOWER CRESCENT MEADOW HEIGHTS VIC 3048

ADMINISTRATIVE NOTICES

NIL

eCT Control 16977H ST GEORGE BANK Effective from 24/03/2020

DOCUMENT END



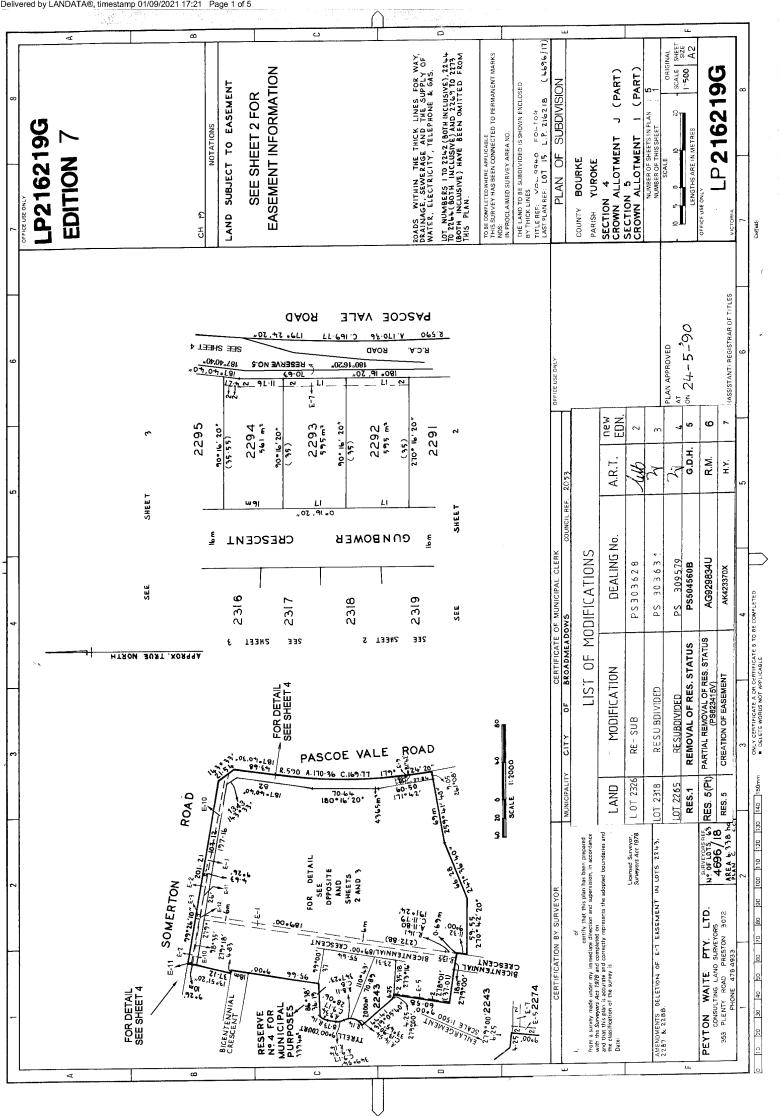
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Document Identification	LP216219G
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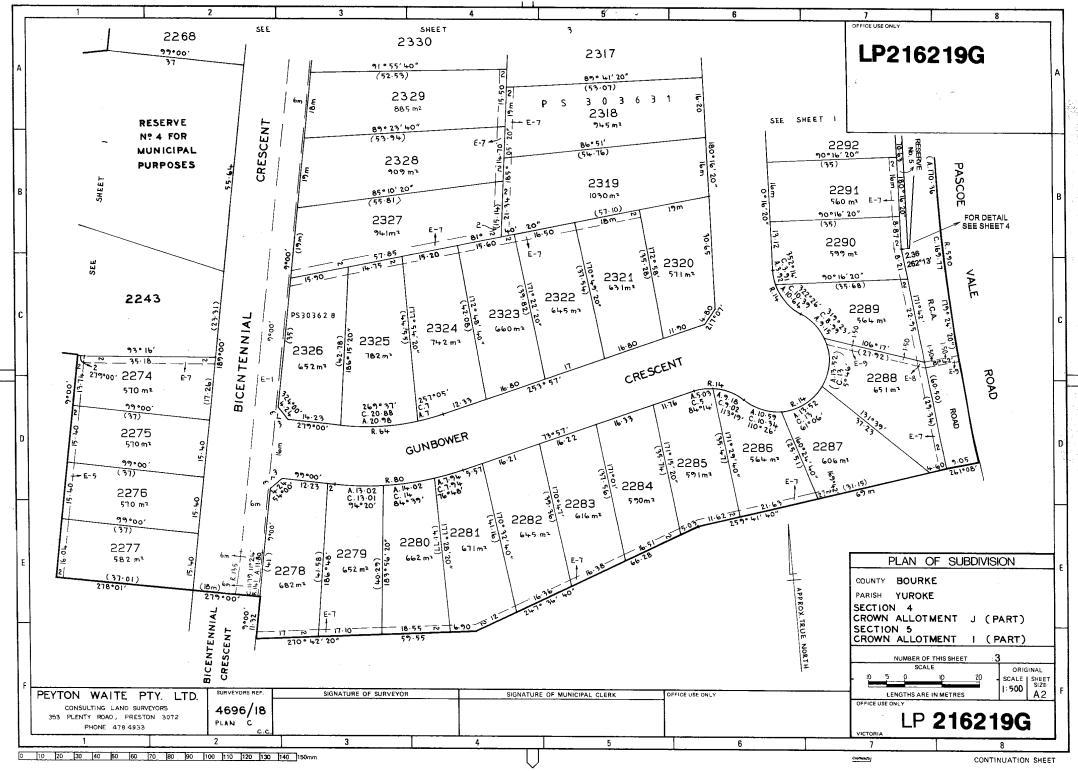
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SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO THE WHOLE OF THIS PLAN.

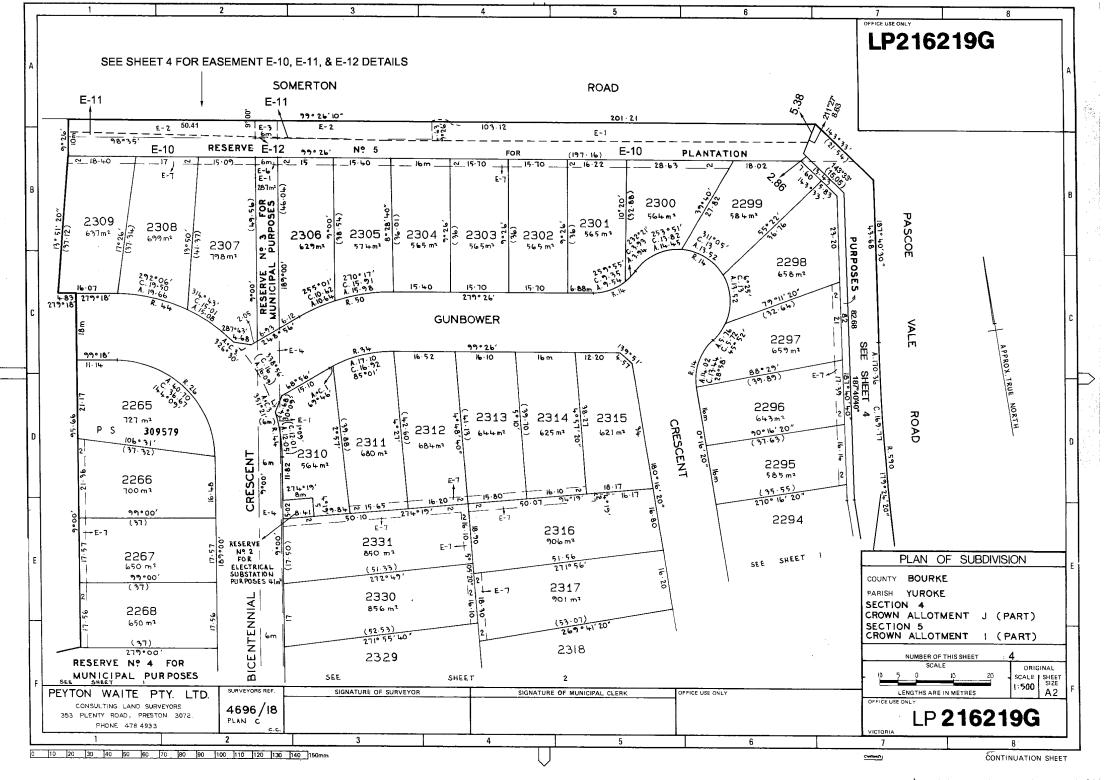
PLAN OF SUBDIVISION No: LP216219G

	EA	SEMENT IN	FORMATION	
Leg	end: A - Appurtenant Easement	E - Encumbe	ering Easement R -	Encumbering Easement (Road)
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted / In Favour Of
E-1, E-2, E-3, E-4, E-6, E-10, E-11 & E-12	PIPELINE	SEE DIAG.	LP148394P	M.M.B.W
E-2, E-3, E-11 & E-12	ELECTRICITY SUPPLY	SEE DIAG.	1617489	S.E.C.V
E-2, E-3, E-11 & E-12	ELECTRICITY SUPPLY	SEE DIAG.	LP128784	LOTS ON LP128784
E-5	DRAINAGE & SEWERAGE	SEE DIAG.	LP215145Q	LOTS ON LP215145Q
E-6, E-7 & E-8	DRAINAGE & SEWERAGE	SEE DIAG.	THIS PLAN	LAND IN THIS PLAN
E-8 & E-9	POWERLINE	SEE DIAG.	THIS PLAN	S.E.C.V
E-10, E-11 & E-12	TRANSMISSION OF ELECTRICITY (UNDERGROUND)	SEE DIAG.	AK423370X	JEMENA ELECTRICITY NETWORKS (VIC) LTD



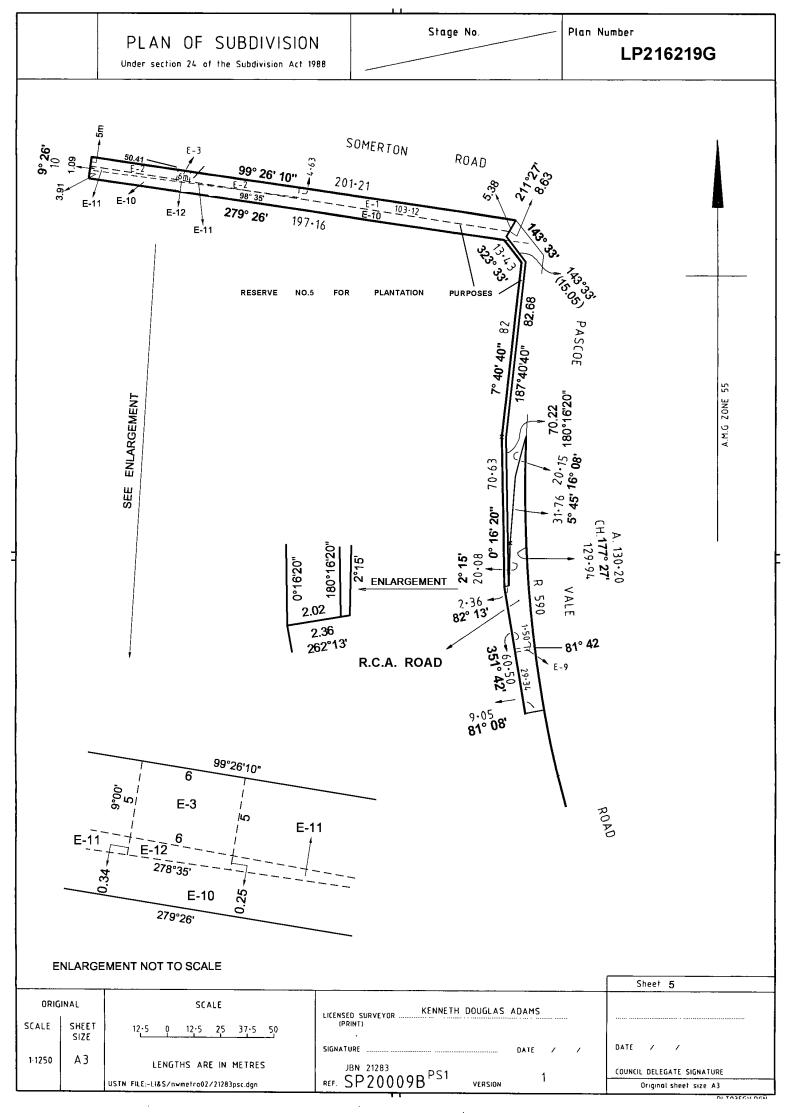
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Document Type	Instrument
Document Identification	P978619S
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Transferee

ALEXANDER SALIBA of 15 Perrumba Street Greensborough

Estate and Interest

All its estate and interest in fee simple

	Directing Party	(Note 10)
Comptratter of Stamps UseOnly	Creation (or Reservation) of Easement and or The Transferee HEREBY for himself his heirs exec Covenant administrators and transferees the registered pr or proprietors for the time being of the lot her transferred <u>COVENANTS</u> with URBAN LAND AUTHORITY to the provisions of <u>Section 14</u> of the Urban Lan Act 1979 that: (a) he will within a period of two years followi	coprietor ceby pursuant ad Authority
<u>ה</u> הראר	Diffice Use Only A morn crancing of the willing in the date of the morn of th	the
	has been Protection	r
Approval N	NO. TZ/1 LE SHAO	

(Note 8)

(Note 9)

said land one house only for disposal by sale; and

(b) he will not use the said house for display purposes.

and it is intended that this covenant shall appear as an encumbrance affecting the same and every part thereof on the Certificate of Title to be issued in respect of the Lot hereby transferred and FURTHER that this covenant shall forever run at Law. Delivered by LANDATA®, timestamp 01/09/2021 17:21 Page 3 of 3

2.00 Sec.

Date

23ra Auguse 1990

Execution and Attestation

(Note 13)

(Note 14)

THE COMMON SEAL of URBAN LAND AUTHORITY) was hereunto affixed in the presence of Chairman Property. Mana

ALLES ADMINISTRATION MANAGER

SIGNED by the said ALEXANDER SALIBA in the presence of

loc daess y



1 - Balla



Our Ref: AT:AA:01163 Your Ref:

21 February 2022

Hume City Council PO BOX 119 DALLAS VIC 3047 Melbourne Office: Exchange Tower, Suite 905E, 530 Little Collins St, Melbourne VIC 3000 T (03) 9909 7158

Fawkner Office: 66 Major Road, Fawkner VIC 3060 T (03) 9359 4324

PO Box 159 Fawkner VIC 3060

E: info@amtlawyers.com.au

Dear Mr Findlay,

Property: AT101169J/P978619S - 8 GUNBOWER CRES MEADOW HEIGHTS VIC 3048 ("Property")– Construction of double storey dwelling to the rear of an existing dwelling -COVENANT ISSUE

We refer to the above application and your letter dated 4 October 2021.

We are instructed by Clovis Architectural Plans and Permits to advise specifically on the restricted Covenant AT101169J on plan P978619S.

Covenant AT101169J

The Covenant sets out that pursuant to Section 14(a) of the Urban Land Authority Act (1979) the transferee:

"will within a period of two years following the date hereof erect or cause to be erected on the said land one house only for disposal by sale."

The above covenant provides that the owner of the must erect one house for disposal by sale within two years of the covenant, which is dated 23 August 1990. Given the time restraint on the covenant, and that restraint expiring, the covenant no longer has an effect on the Property or its use, whether development or otherwise.

For clarity, the covenant does not affect the future development of the Property in any way.

Yours faithfully AMT Lawyers and Associates

Ahmad Taha

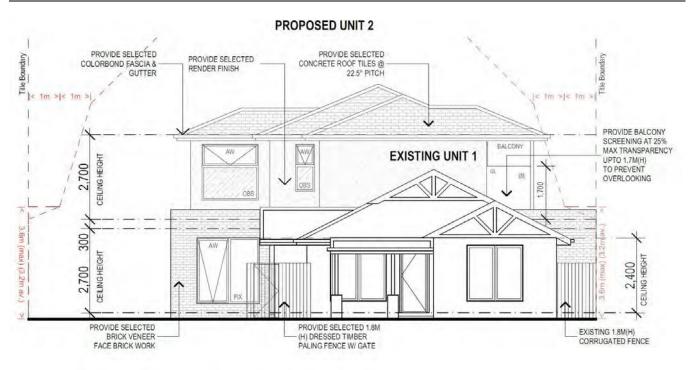
Ahmad Taha Principal Solicitor

Liability limited by a scheme approved under Professional Standards Legislation

Rescode Clause 55

Neighbourhood and Site Description and Design response

Town Planning Report for Proposed Multi-Unit development at No.8 Gunbower Crescent, Meadow Heights



NORTH ELEVATION

SCALE: 1:100



CLOVIS ARCHITECTURAL PLANS & PERMITS

Table of Contents

Rescode Clause 55.01-1 Neighbourhood and site description

Scale Neighbourhood site description plan (1:200) Written site analysis report Locality map and report Hume City Council Planning Scheme-Local Provision maps

Rescode Clause 55.01 - Design Response to the neighbourhood and site description

Scaled Design response plan (1:200) Written Design response

Rescode Clause 55 Assessment Summary Table

Development Summary Rescode Clause 55 (Two or more dwelling on a lot and residential buildings) Checklist

Design Response to the objectives and standards of Clause 55 of Hume City Council Planning Scheme Written report including response to State planning policy framework (Standard B2)

Design Response to the objectives and standards of Hume City Council Neighbourhood Character Study:

Appendix

Existing Site photos

In relation to the neighbourhood (refer neighbourhood and site description plan)

The pattern of development of the neighbourhood:

- Predominantly 1970s and 1980s dwellings and recent development.
- Generally, a mixture of brick in a range of cream, red and orange tones and weatherboard dwellings.
- Predominantly concrete roof tiles of various colours.
- Subdivision pattern site sizes are generally 500 -800 sqm. Frontages are generally 5.8m -8.5m .
- Subdivision pattern provides similar size, shape and orientation of sites in the direct area.
- Land topography is generally flat with a slight slope across the area from north to south.
- Front gardens are generally low level with lawn and shrubs.
- Dwelling heights are generally single storey dwellings.
- Street tree plantings are irregular. Where present street trees are predominantly small/medium size natives.
- Kerb and channel are standard concrete square profile.
- Concrete 1.3m wide footpaths are provided both sides of the street.
- Formal 2.2m nature strips are provided and centrally located.
- Vehicle Side driveways are provided with carports and garages present, adjacent to access/storage the dwelling.
- Properties in the immediate and surrounding area are residential.
- Surrounding homes are sited on similar sized allotments with a side setback from one side boundary to accommodate vehicle accommodation and access and a side setback from the other side boundary.

The built form, scale and character of surrounding development including front fencing:

- The predominant dwelling style is single storey detached dwelling.
- The building form is rectangular extending the width of the allotment.
- Predominantly 1970s and 1980s dwellings and recent development.
- Generally a mixture of brick and weatherboard dwellings in a range of cream, red and orange tones.
- Front boundary fences when present are a mix of brick, timber, colorbond construction.

Architectural and roof styles:

- Predominantly concrete tiles of various colours.
- Combination of gable and hip roof forms.

Any other notable features or characteristics of the neighbourhood:

- Front setbacks of dwellings along Gunbower Crescent are generally uniform ranging from 5.0m to 10.0m.
- Front gardens of adjoining properties are a combination of low maintenance and fully established with lawn cover, flower beds and small to medium sized native trees and shrubs.
- Front boundary fences are generally predominantly brick, metal or timber.
- Front gardens are generally low level with lawn and shrubs becoming more established with larger trees to rear yards.
- There are instances of low solid brickwork.

In relation to the site (refer neighbourhood and site description plan)

Site shape, size, orientation and easements:

- The site is regular in shape with a frontage width of approximately 19.59m.
- There is no easement on the site.
- Allotment area is 671qm approx.
- A single storey detached brick dwelling with tile roof occupies the site.
- The existing dwelling is setback 7.85m approx. from Gunbower Crescent.
- The site has a single crossover off Gunbower Crescent.
- The front garden is low maintenance with lawn cover within the front setback of the dwelling that contributes to the neighbourhood and streetscape character of the area.
- There is no front fence that extends the front boundaries.
- A 1.8m timber paling fence above to the side boundaries.
- Transmission lines form part of the streetscape to Gunbower Crescent.

Levels of the site and the difference in levels between the site and surrounding properties:

- The site is relatively flat, refer to future land surveying plan.
- There are minimal height variations along the street frontage and to adjacent land.

The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site:

- A single storey detached brick veneer dwelling with tile roof occupies the site.
- A single storey detached brick veneer dwelling with tile roof occupy the neighboring property to the West with a front setback of 7.68m from Gunbower Crescent .
- A single storey detached brick veneer dwelling with tile roof occupy the neighboring property to the East with a front setback of 7.04m from Gunbower Crescent .

The use of surrounding buildings:

- Properties in the immediate and surrounding area are residential.
- There are a number of unit developments within the immediate and surrounding area.

The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9m:

- Private open space of the property to the west is located in the rear yard of the site facing north. The dwelling has east and west facing habitable room windows within 9m of the subject site.
- Private open space of the dwelling to the east is located in the rear yard facing north. The dwelling has habitable room windows within 9m of the subject site.

Solar access to the site and to surrounding properties:

- The existing dwelling on site is setback from boundaries to allow for adequate solar access.
- Dwellings on surrounding properties are setback from boundaries to allow for adequate solar access.

Location of significant trees existing on the site and any significant trees to be removed from the site 12 months prior to the application being made, where known:

- There are no mature significant trees that have been removed from the site within the last 12 months.
- There are several small trees at the rear of the site. Refer to future land surveying plan.

Any contaminated soils and filled areas, where known:

• There are no contaminated soils or fill on the site.

Views to and from the site:

- Views to the site from the street are restricted to the front yard and existing dwelling.
- Views from the site are of the front yard and street which provides casual surveillance of the street.
- Views of the rear yard are restricted from neighbouring properties by existing fencing.

Street frontage features such as poles, street trees and kerb crossovers:

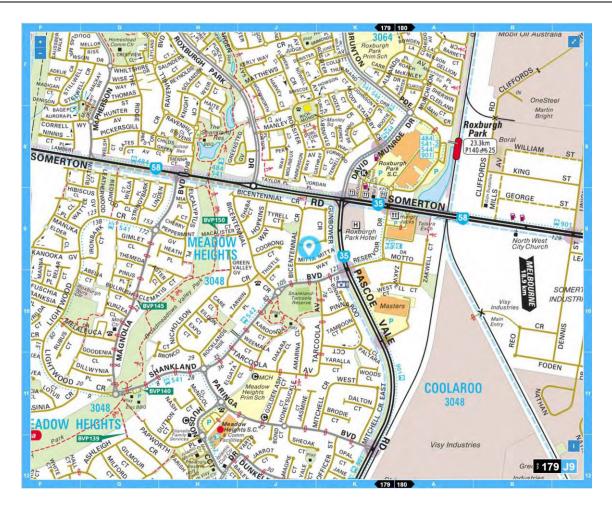
- There are several trees within the nature strip directly outside the site.
- There is a drain in the nature strip in front of the site.
- The site has a single width crossover on Gunbower Crescent.

The location of local shops, public transport services and public open spaces within walking distance:

• Refer locality map and report (next page).

Any other notable features or characteristics of the site:

• N/A



Local Shops:

- 0.4km West to Roxburgh Village
- 1.0Km North to Meadow Heights Shopping Centre

Public transport services:

- 0.9km South to Roxburgh Park Station
- 0.2km West to Pascoe Vale Rd 953 Bus Stop

Public open spaces:

- 0.1km South to Tyrell Court Reserve
- 0.2km North to Shankland Boulevard Reserve

Hume City Council Planning Scheme- Local Provision

The subject site is situated within a General Residential 1 Zone (GRZ1). There are no heritage overlays applicable to the site. There are no neighbourhood character features for the area identified in a Local planning policy or a Neighbourhood Character overlay.

This planning submission highlights the development's ability to comply with the relevant Clauses of Hume City Council Planning Scheme, Clause 32.01 Residential I Zone and Clause 55 Two or more dwellings on a lot and residential buildings.

Development Summary

AREA ANALYSIS

SITE AREA	671m ²	100%	
BUILDING AREA	242.15m ²	36.08%	
SEALED SURFACES	85.00m ²	12.65%	
PERMEABLE SURFACES	340.14m ²	50.70%	
GARDEN AREA	246.84m ²	36.78%	

EXISTING UNIT 1

EXIS.GROUND FLOOR	127.02m ²
PROPOSED GARAGE	24.81m ²

PROPOSED TO	DTAL	151.83m ²	16.34sar

PROPOPSED UNIT 2

TOTAL	164.16m ²	17.67sqr
BALCONY	5.47m ²	
PORCH	1.51m ²	
GARAGE	23.78m ²	
FIRST FLOOR	72.50m ²	
GROUND FLOOR	60.90m ²	

Rescode Clause 55 Assessment Summary Table

Rescode Clause 55 (Two or more dwelling on a lot and residential buildings) Checklist

Rescode Objectives and Standards	Objectives (Complies)	Standards (Complies)	Comments
Standard B1: Neighbourhood character objectives	Yes	Yes	
Standard B2: Residential policy objectives	Yes	Yes	
Standard B3: Dwelling diversity objective	Yes	Yes	
Standard B4: Infrastructure objectives	Yes	Yes	
Standard B5: Integration with the street objective	Yes	Yes	
Standard B6: Street setback objective	Yes	Yes	
Standard B7: Building height objective	Yes	Yes	
Standard B8: Site coverage objective	Yes	Yes	
Standard B9: Permeability objectives	Yes	Yes	
Standard B10: Energy efficiency objectives	Yes	Yes	
Standard B11: Open space objective	Yes	Yes	
Standard B12: Safety objective	Yes	Yes	
Standard B13: Landscaping objectives	Yes	Yes	
Standard B14: Access objective	Yes	Yes	
Standard B15: Parking location objectives	Yes	Yes	
Clause 56.6: Parking provision objectives	Yes	Yes	
Standard B17: Side and rear setbacks objective	Yes	Yes	
Standard B18: Walls on boundaries objective	Yes	Yes	
Standard B19: Daylight to existing windows objective	Yes	Yes	
Standard B20: North-facing windows objective	Yes	Yes	
Standard B21: Overshadowing open space objective	Yes	Yes	
Standard B22: Overlooking objective	Yes	Yes	
Standard B23: Internal views objective	Yes	Yes	
Standard B24: Noise impacts objectives	Yes	Yes	
Standard B25: Accessibility objective	Yes	Yes	
Standard B26: Dwelling entry objective	Yes	Yes	
Standard B27: Daylight to new windows objective	Yes	Yes	
Standard B28: Private open space objective	Yes	Yes	
Standard B29: Solar access to open space objective	Yes	Yes	
Standard B30: Storage objective	Yes	Yes	
Standard B31: Design detail objective	Yes	Yes	
Standard B32: Front fences objective	Yes	Yes	
Standard B33: Common property objectives	Yes	Yes	
Standard B34: Site services objectives	Yes	Yes	

Standard B1: Neighbourhood character objectives

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that development responds to the features of the site and the surrounding area.

- The proposed development is appropriate to the neighbourhood and the site.
- The design respects the neighbourhood character.
- The proposed dwellings are a modern, contemporary interpretation of the traditional dwelling-built form in the area to distinguish the old from the new.
- The building materials for the proposed dwellings has the dual purpose of softening the appearance of the development whilst providing different textures that compliment the architectural style of the dwellings and enhance the neighbourhood and streetscape character of the area.
- The rectangular site provides excellent opportunities for the proposed dwellings to have a direct street access and provide amenities to the proposed dwellings.
- The proposed dwellings are sited one behind the other which is consistent with residential developments in the immediate and surrounding area.
- The existing dwelling on the site will be retained.
- The pitched roof form design helps integrate the new dwellings within the neighborhood character.
- Neutral and earthly colours and textures selected provide a smooth transition between the old and new.
- The Existing dwelling sited at the front of the site will have a visual appearance along the streetscape.
- The proposed dwellings to the rear of the site will not interrupt the existing streetscape.
- The dwellings shall be setback from each other to retain space for car parking and secluded open space. The proposed dwellings will contain the private open space facing north and east.

Standard B2: Residential policy objectives

To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

- The proposed development of the land for two dwellings to the rear of an existing on a lot is consistent with the State Planning Policy Framework, the Local Planning Policy Framework of Hume City Council Planning Scheme and Council's Municipal Strategic Statement.
- The development can readily take advantage of public transport and community infrastructure and services.
- The proposed development which includes the two new dwellings and one existing dwelling on a lot, meets the objectives in aspects such as affordable housing and providing needs of residents at various stages of life.
- The quality of the design, site layout, side and rear setbacks, provision of car parking and open space allocation will ensure that the development provides a good standard of amenity for future residents and good standard for future development in the area.
- The subject site is within proximity of a number of regional facilities and services including open space facilities, schools and shopping facilities all of which are within close proximity of the site.
- The proposed development complies with the State Government's initiatives of urban consolidation and will not cause detriment to the amenity of adjoining properties and will not be out of character with the area.

Standard B3: Dwelling diversity objective

To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

- The proposed dwellings provide 1 Three Bedroom Unit.
- Each dwelling provides its own kitchen, bath, wc and laundry facilities at ground floor level.

Standard B4: Infrastructure objectives

To ensure development is provided with appropriate utility services and infrastructure.

To ensure development does not unreasonably overload the capacity of utility services and infrastructure

• The proposed dwellings should not represent any unreasonable burden on existing services and facilities.

Standard B5: Integration with the street objective

To integrate the layout of development with the street.

• Proposed dwellings 2 at the rear of the site will have a good sense of address and direct integration with the street.

Standard B6: Street setback objective

To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.

- The setback of Existing Dwelling will be 6.790m.
- The development provides the opportunity to enhance the site and streetscape by the implementation of new planting. Areas throughout the development have been allocated for such planting.

Standard B7: Building height objective

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

- The overall total height of the proposed dwellings is approx 6.9m to the top which is less than the 9m as specified to the zone.
- The site is relatively flat.
- The proposed dwellings are double storey and integrate with the surrounding dwellings located throughout the area.
- Articulation of the proposed dwellings will reduce visual bulk and with adjacent dwellings.
- The proposed dwellings will not add a negative visual impact when viewed from the street and from adjoining properties. Solid high fencing to the east, west and rear north boundaries ensures minimal visual impact when viewed from neighbouring properties.

Standard B8: Site coverage objective

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

- The proposed site coverage is 36.08%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties is approximately 30% to 55%.
- The proposed dwellings to the front of the site will have direct integration with the streetscape.
- The proposed dwellings to the rear will not be visible from the street and therefore reduces the effect of visual bulk. Façade articulation and different building materials help reduce the effect of visual bulk.

Standard B9: Permeability objectives

To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.

- The proposed site permeability is 50.70%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site. The existing site permeability is approximately 60%.
- The proposed development will not cause an increase in stormwater run off.

Standard B10: Energy efficiency objectives

To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

- Thermal mass in concrete slab, maximise windows to living areas facing north, carpets to bedroom areas, tiles to wet floor areas, increase roof insulation, seal external doors, increase external wall insulation to bulk insulation plus reflective foil will all provide for an energy efficient development.
- The proposal is deemed to achieve a minimum rating of 6 stars as part of the building permit stage.
- The proposed open space is orientated towards the north and west.
- The site is orientated north providing opportunities for solar access to the proposed dwellings.
- Proposed north, east, and west facing windows will have adequate solar access.
- There is appropriate solar access to abutting properties.
- The main living space to the proposed dwellings face north with large glazed windows opening to the private open spaces.

Standard B11: Open space objective

To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

- Each dwelling has direct access to secluded private open space.
- Private open space provided for each dwelling and is accessible and internally visible, providing occupants with natural daylight and views.
- Communal open space is provided at the front and throughout the site providing areas for landscaping.

Standard B12: Safety objective

To ensure the layout of development provides for the safety and security of residents and property.

- The entrances are not obscured or isolated. Each dwelling has been provided with direct views to the street.
- The entries provide for shelter and a sense of personal address. The entrances incorporate features to enable casual surveillance of visitors and the street.
- Plant selection for landscaping will ensure entrances and views to the street from the dwellings on site will not be obscured and/or isolated.
- Access ways have been designed with views from the dwellings on site for security and surveillance.
- The private open space for each dwelling will be protected by the installation of side and rear fences so that it is not used as a public thoroughfare.

Standard B13: Landscaping objectives

To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

- The site is not situated in an area of habitat importance.
- The site is not situated within a Vegetation Protection Overlay.
- Refer landscape plan (to be provided as a condition of the permit).
- There are no mature significant trees to the rear yard of the site.
- Several small trees will be removed from the site, many areas of the proposed development will provide opportunity to plant new trees.

Standard B14: Access objectives

To ensure vehicle access to and from a development is safe, manageable, and convenient. To ensure the number and design of vehicle crossovers respects the neighbourhood character.

- Vehicle access to and from the development is safe, manageable, and convenient. The access ways have been designed to allow convenient, safe, and efficient vehicle movements and connections within the development and the street network.
- The existing crossover will be relocated, and access will be provided from the driveway to the dwellings.
- Vehicle access has not been designed to allow forward movement when exiting the site.
- The site is not located on a Road Zone.
- Access for service, emergency and delivery vehicles is safe and convenient to the dwellings on site.
- The proposed and existing crossovers will have minimal effect to the amount of on-street parking.

Standard B15: Parking location objectives

To provide convenient parking for resident and visitor vehicles. To avoid parking and traffic difficulties in the development and the neighbourhood. To protect residents from vehicular noise within developments.

- New single garage to the proposed dwellings is close and convenient to the dwelling.
- The driveways have been designed to allow safe and efficient movements within the development.
- The driveway/access way is not enclosed and therefore does not reduce ventilation to the dwellings on site or adjoining properties.

Clause 56.6: Parking provision objectives

To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents. To ensure that the design of parking and access areas is practical and attractive and that these areas can be easily maintained.

- One or Two car space has been provided for each dwelling.
- A visitor car parking space had not required
- On street parking is also available to residents of the development and surrounding properties.
- Public transport is within safe walking distance from the site.

Standard B17: Side and rear setbacks objective

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

- The proposed development complies with the side and rear setback as outlined in the standard: *1m, plus* 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.
- There are habitable room windows directly adjacent to where the proposed dwellings are sited.
- Overshadowing to the secluded principal private open space of the dwellings to the adjoining POS will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.

Standard B18: Walls on boundaries objective

To ensure that the location, length, and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

- There is one wall on boundaries.
- There are structures built to the common boundaries from adjoining properties.
- There are examples of garages and carports built to boundaries in the immediate and surrounding area.
- The percentage of walls on the boundaries is within the allowable amount as specified in the standard.
- The virtually flat site will not require retaining for walls built to the boundary.

Standard B19: Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.

- The proposed dwellings are sited with sufficient distance from existing windows.
- Habitable room windows of adjoining dwellings will maintain direct access to daylight.
- The proposed dwellings will not impact on the amenity of the occupants of adjoining properties.

Standard B20: North-facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

- The proposed dwellings are sited with sufficient distance from existing north-facing windows.
- Sunlight to the north-facing habitable room windows of the proposed dwellings have minimal disturbance from dwellings within the development.
- The proposed dwellings will not impact on the amenity of the occupants of adjoining properties.

Standard B21: Overshadowing open space objective

To ensure buildings do not significantly overshadow existing secluded private open space.

- The shadow diagram illustrates that the adjoining open space will receive a minimum of five hours of direct sunlight on the 22 of September between 9am and 3pm.
- The proposed dwellings will not have a detrimental impact on the amenity of the occupants of adjoining properties.
- The proposed dwellings will have minimal impact on the private open space of the proposed dwellings on site (refer shadow diagrams).

Standard B22: Overlooking objective

To limit views into existing secluded private open space and habitable room windows.

- Windows at ground floor level do not allow overlooking of adjacent properties.
- Windows at first floor level have been screened/ obscured to prevent overlooking of adjacent properties.
- Views from living areas are orientated towards the private open space when possible.
- The proposed dwellings are orientated east and provide adequate daylight to internal spaces.

Standard B23: Internal views objective

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

- The proposed dwellings have been designed to limit the views into the secluded private open space and habitable room windows of the dwellings on site. Overlooking within the site has been restricted.
- All the windows have been designed to minimise overlooking of private open spaces to below 50%.

Standard B24: Noise impacts objective

To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.

- The proposed development has been designed to contain noise sources within the development and to protect residents from external noise.
- The proposed dwellings will be constructed in selected brick, render and timber cladding. This will help accommodate any noise concerns.
- There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwellings has been designed and sited to take into consideration noise sources on immediately adjacent properties.
- The site is not situated close to industry and/or a railway line.
- The site is situated close to a busy road and commercial premises.

Standard B25: Accessibility objective

To encourage the consideration of the needs of people with limited mobility in the design of developments.

- The proposed dwellings have been designed to take into consideration people with limited mobility.
- The internal layout and configuration of the proposed dwellings can be altered to accommodate people with limited mobility.
- Each dwelling has access to the entrance from the pedestrian links and access ways.

Standard B26: Dwelling entry objective

To provide each dwelling or residential building with its own sense of identity.

- Each dwelling will have its own sense of identity and address.
- The existing dwelling at the front of the site will have direct street address and interface with Gunbower Crescent.
- The Existing dwelling 1 will have a direct and 2 will have an indirect interface with Gunbower Crescent.
- The entrances for the proposed dwellings are clearly visible from the street.

Standard B27: Daylight to new windows objective

To allow adequate daylight into new habitable room windows.

• The proposed dwellings have been designed to provide adequate daylight into new habitable room windows.

Standard B28: Private open space objective

To provide adequate private open space for the reasonable recreation and service needs of residents.

- The Existing Dwelling 1 will have a Private open space of 170.04sqm.
- Proposed Dwelling 2 will have a Private open space of 65.16sqm
- Open space on site for each dwelling is distributed to the
- side and rear throughout the site. The development will provide sufficient private open space for the reasonable recreation, service and storage needs of residents.
- The private open spaces for the new dwellings are located the living area ground floor.
- Local public parkland is within walking distance.
- The lot runs north south providing good solar access to the open spaces.

Standard B29: Solar access to open space objective

To allow solar access into the secluded private open space of new dwellings and residential buildings.

- The lot sits on a regular central of the street providing good solar access to the open spaces.
- Open space for the proposed dwellings is orientated to the north and east for adequate solar access.

Standard B30: Storage objective

To provide adequate storage facilities for each dwelling.

- Each dwelling has convenient access to 6 cubic metres of externally accessible, secure storage space.
- The storage facilities will not be visible from the street.

Standard B31: Design detail objective

To encourage design detail that respects the existing or preferred neighbourhood character.

- The design detail of the proposed dwellings respects the neighbourhood character of the area.
- The height and width, massing and detailing, different building materials is designed to both enhance and integrate with the streetscape.
- The proposed dwellings have been designed in order to respect neighbourhood characteristics.
- Dwelling materials and finishes were carefully selected to compliment to the character of neighbouring dwellings.
- Window and door are within proportion to the scale of the proposed dwellings.
- Wall articulation and different building materials reduces visual bulk and integrates the dwellings into the surrounding area.

Standard B32: Front fences objective

To encourage front fence design that respects the existing or preferred neighbourhood character.

• No front fence will be proposed to the new dwelling.

Standard B33: Common property objectives

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

- The proposed development avoids future management difficulties in areas of common ownership, as the subject site can be functionally subdivided into separate allotments with the exception of the vehicle access ways and pedestrian pathways which will be in common property.
- Vehicle access way to all dwellings will be functional and capable of efficient management.
- Car parking, access areas and site facilities are practical, attractive and easily maintained.

Standard B34: Site services objectives

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

- Bins will be kept at the rear of each dwelling and located to the front of the properties on collection days only.
- A new mailbox to face the street will be provided for all dwellings.
- Site services can be installed and easily maintained.
- Site facilities have been designed to be accessible, adequate and attractive.
- Bins can easily be accommodated in the open space area of each dwelling.

CONCLUSION

The proposed development of one new dwellings at the rear of an existing meets the objectives and standards of Clause 55 of Hume City Council Planning Scheme. The proposed development is an appropriate form of infill for the site based on existing development in the immediate and surrounding area and the size and orientation of the allotment.

8 Gunbower Crescent (subject Site)



6 Gunbower Crescent



Town Planning Report for a Multi-Unit development at No.8 Gunbower Crescent, Meadow Heights Date: 28.08.21

10 Gunbower Crescent



BESS Report

Built Environment Sustainability Scorecard



This BESS report outlines the sustainable design commitments of the proposed development at 8 Gunbower Cres Meadow Heights VIC 3048. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Hume City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Scor 0% 10% 20%	Best practice	Excellence 51%	
Project details Address Project no BESS Version Site type Account Application no. Site area Building floor area Date Software version	8 Gunbower Cres Meadow Heights VIC 35CF2A55-R1 BESS-6 Multi dwelling (dual occupancy, townho aidan.rosin.architectural@gmail.com 671 m ² 260.0 m ² 26 August 2021 1.7.0-B.366		
Performance by Category Weig	Ategory • Your development	Maximum available Building Type composition	
Water 9 Energy 28 Stormwater 14 IEQ 17 Transport 9 Waste 6 Urban Ecology 6	% 0% * % 50% * % 50% * % 50% * % 100% * % 60% * % 60% * % 50% * % 50% * % 53% * % 0% *	• Townhouse • Detached dwelling	

Dwellings & Non Res Spaces

Dwellings					
Name	Quantity	Area	% of total area		
Detached dwelling					
Exst. Dwelling 1	1	127 m ²	48%		
Total	1	127 m ²	48%		
Townhouse					
Townhouse 2	1	133 m ²	51%		
Total	1	133 m ²	51%		

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Water 3.1	Water efficient garden annotated		-
Energy 3.3	External lighting sensors annotated		-
Energy 3.4	Clothes line annotated (if proposed)		-
Stormwater 1.1	Location of any stormwater management systems used in STORM or MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips)		-
IEQ 3.1	Glazing specification to be annotated		-
IEQ 3.2	Adjustable shading systems		-
Transport 1.1	All nominated residential bicycle parking spaces		-
Urban Ecology 2.1	Vegetated areas		-

Supporting evidence

Credit	Requirement	Response	Status
Energy 3.5	Provide a written description of the average lighting power density to be installed in the development and specify the lighting type(s) to be used.		-
Stormwater 1.1	STORM report or MUSIC model		-
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)		-
IEQ 3.2	Reference to floor plans and elevations showing shading devices		-
Waste 1.1	Report detailing how the existing building is being reused on-site		-

Credit summary

Management Overall contribution 4.5%

	0%
1.1 Pre-Application Meeting	0%
2.1 Thermal Performance Modelling - Single Dwelling	0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	0%
4.1 Building Users Guide	0%

Water Overall contribution 9.0%

	Minimum	required 50%	50%	✓ Pass
1.1 Potable water use reduction			40%	
3.1 Water Efficient Landscaping		100%		

Energy Overall contribution 27.5%

	Minimum required 50%	50%	✓ Pass
1.2 Thermal Performance Rating - Residential		0%	
2.1 Greenhouse Gas Emissions		100%	
2.2 Peak Demand		0%	
2.3 Electricity Consumption		100%	
2.4 Gas Consumption		100%	
2.5 Wood Consumption		N/A	Scoped Out
No wood heating system pro			heating system present
3.2 Hot Water		100%	
3.3 External Lighting		100%	
3.4 Clothes Drying		100%	
3.5 Internal Lighting - Residential Single Dwelling		100%	
4.4 Renewable Energy Systems - Other		N/A	Ø Disabled
No other (non-solar PV) renewable energy is in us			wable energy is in use.
4.5 Solar PV - Houses and Townhouses		N/A	Ø Disabled
	No	solar PV rene	wable energy is in use.

Stormwater Overall contribution 13.5%

	Minimum required 100%	100%	✓ Pass
1.1 Stormwater Treatment		100%	

IEQ Overall contribution 16.5%

	Minimum required 50%	60% 🗸 Pass
2.2 Cross Flow Ventilation		0%
3.1 Thermal comfort - Double Glazing		100%
3.2 Thermal Comfort - External Shading		100%
3.3 Thermal Comfort - Orientation		0%

Transport Overall contribution 9.0%

	43%	,
1.1 Bicycle Parking - Residential	100%	
1.2 Bicycle Parking - Residential Visitor	N/A	Scoped Out
		Not enough dwellings.
2.1 Electric Vehicle Infrastructure	0%	

Waste Overall contribution 5.5%

	50%
1.1 - Construction Waste - Building Re-Use	100%
2.1 - Operational Waste - Food & Garden Waste	0%

Urban Ecology Overall contribution 5.5%

	53%
2.1 Vegetation	100%
2.2 Green Roofs	0%
2.3 Green Walls and Facades	0%
2.4 Private Open Space - Balcony / Courtyard Ecology	0%
3.1 Food Production - Residential	0%

Innovation Overall contribution 9.0%

	0%	
1.1 Innovation	N/A Ø Dis	sabled
	Please enter at least of	one innovation.

Credit breakdown

Management Overall contribution 0%

1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 50.0% towards the category sc	ore.
Criteria	Has an ESD professional been engaged to provide sus	stainability advice from schematic
	design to construction? AND Has the ESD professiona	al been involved in a pre-
	application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	
2.1 Thermal Performance Modelling	- Single Dwelling	0%
Score Contribution	This credit contributes 16.3% towards the category sc	core.
Criteria	Has a preliminary NatHERS rating been undertaken?	
Question	Criteria Achieved ?	
Detached dwelling	No	
2.2 Thermal Performance Modelling Residential	- Multi-Dwelling	0%
Score Contribution	This credit contributes 17.1% towards the category sc	core.
Criteria	Have preliminary NatHERS ratings been undertaken for	or all thermally unique dwellings?
Question	Criteria Achieved ?	
Townhouse	No	
4.1 Building Users Guide		0%
Score Contribution	This credit contributes 16.7% towards the category sc	core.
Criteria	Will a building users guide be produced and issued to	occupants?
Question	Criteria Achieved ?	
Project	No	

Water Overall contribution 4% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Water fixtures, fittings and connections	
Showerhead: All	4 Star WELS (>= 4.5 but <= 6.0)
Bath: All	Scope out
Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	Default or unrated
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Default or unrated
Which non-potable water source is the dwelling/space connected to?:	
Exst. Dwelling 1	Exst. Unit 1 RWT
Townhouse 2	Unit 2 RWT
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: A	I No
Rainwater Tanks	
What is the total roof area connected to the rainwater tank?:	
Exst. Unit 1 RWT	100 m ²
Unit 2 RWT	61.0 m ²
Tank Size:	
Exst. Unit 1 RWT	2,000 Litres
Unit 2 RWT	2,000 Litres
Irrigation area connected to tank:	
Exst. Unit 1 RWT	80.0 m ²
Unit 2 RWT	80.0 m ²
Is connected irrigation area a water efficient garden?:	
Exst. Unit 1 RWT	Yes
Unit 2 RWT	Yes
Other external water demand connected to tank?:	
Exst. Unit 1 RWT	0.0 Litres/Day
Unit 2 RWT	0.0 Litres/Day

1.1 Potable water use reduction	40%
Score Contribution	This credit contributes 83.3% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances,
	rainwater use and recycled water use? To achieve points in this credit there must be
	>25% potable water reduction.
Output	Reference
Project	405 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	325 kL
Output	Proposed (including rainwater and recycled water use)
Project	260 kL
Output	% Reduction in Potable Water Consumption
Project	35 %
Output	% of connected demand met by rainwater
Project	62 %
Output	How often does the tank overflow?
Project	Sometimes
Output	Opportunity for additional rainwater connection
Project	121 kL
3.1 Water Efficient Landscaping	100%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will water efficient landscaping be installed?
Question	Criteria Achieved ?
Project	Yes

Energy Overall contribution 14% Minimum required 50%

Dwellings Energy Approach				
What approach do you want to	use for Energy?:	Use the built in calculation tools		
Project Energy Profile Questic	roject Energy Profile Question			
Are you installing any solar phot	ovoltaic (PV) system(s)?:	No		
Are you installing any other rene	wable energy system(s)?:	No		
Gas supplied into building:		Natural Gas		
Dwelling Energy Profiles				
Below the floor is: All		Ground or Carpark		
Above the ceiling is: All		Outside 4		
Exposed sides: All				
NatHERS Annual Energy Loads	- Heat: All	98.2 MJ/sqm		
NatHERS Annual Energy Loads	- Cool: All	22.8 MJ/sqm		
NatHERS star rating: All		6.0		
Type of Heating System: All		A Gas space		
Heating System Efficiency: All		4 Star		
Type of Cooling System: All		Refrigerative space		
Cooling System Efficiency: All		4 Stars		
Type of Hot Water System: All		I Gas Instantaneous 5 star		
Is the hot water system shared	oy multiple dwellings?: All	No		
% Contribution from solar hot w	vater system: All	0 %		
Clothes Line: All		D Private outdoor clothesline		
Clothes Dryer: All		A No clothes dryer		
1.2 Thermal Performance Rati	ng - Residential	0%		
Score Contribution	This credit contribu	utes 30.0% towards the category score.		
Criteria	What is the averag	e NatHERS rating?		
Output	Average NATHERS	Rating (Weighted)		
Detached dwelling	6.0 Stars			
Townhouse	6.0 Stars			
2.1 Greenhouse Gas Emission	S	100%		
Score Contribution	This credit contribu	utes 10.0% towards the category score.		
Criteria	What is the % redu	uction in annual greenhouse gas emissions against the benchmark?		
Output		g with Reference Services (BCA only)		
Detached dwelling	4,347 kg CO2			
Townhouse	4,650 kg CO2			
Output	Proposed Building	with Proposed Services (Actual Building)		
Detached dwelling	2,257 kg CO2			
Townhouse	2,432 kg CO2			
Output	% Reduction in GI	HG Emissions		
Detached dwelling	48 %			
Townhouse	47 %			

BESS, 8 Gunbower Cres Meadow Heights 3048

2.2 Peak Demand	0%
Score Contribution	This credit contributes 5.0% towards the category score.
Criteria	What is the % reduction in instantaneous (peak-hour) demand against the benchmark?
Output	Peak Thermal Cooling Load - Baseline
Detached dwelling	19.3 kW
Townhouse	13.3 kW
Output	Peak Thermal Cooling Load - Proposed
Detached dwelling	17.6 kW
Townhouse	13.1 kW
Output	Peak Thermal Cooling Load - % Reduction
Detached dwelling	8 %
Townhouse	2 %
2.3 Electricity Consumption	100%
Score Contribution	This credit contributes 10.0% towards the category score.
Criteria	What is the % reduction in annual electricity consumption against the benchmark?
Output	Reference
Detached dwelling	2,017 kWh
Townhouse	2,098 kWh
Output	Proposed
Detached dwelling	766 kWh
Townhouse	781 kWh
Output	Improvement
Detached dwelling	62 %
Townhouse	62 %
2.4 Gas Consumption	100%
Score Contribution	This credit contributes 10.0% towards the category score.
Criteria	What is the % reduction in annual gas consumption against the benchmark?
Output	Reference
Detached dwelling	44,556 MJ
Townhouse	48,820 MJ
Output	Proposed
Detached dwelling	28,709 MJ
Townhouse	31,813 MJ
Output	Improvement
Detached dwelling	35 %
Townhouse	34 %
2.5 Wood Consumption	N/A 💠 Scoped Out

3.2 Hot Water	100%	
Score Contribution	This credit contributes 5.0% towards the category score.	
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot	
	water system against the benchmark?	
Output	Reference	
Detached dwelling	4,395 kWh	
Townhouse	4,461 kWh	
Output	Proposed	
Detached dwelling	3,135 kWh	
Townhouse	3,207 kWh	
Output	Improvement	
Detached dwelling	28 %	
Townhouse	28 %	
3.3 External Lighting	100%	
Score Contribution	This credit contributes 5.0% towards the category score.	
Criteria	Is the external lighting controlled by a motion detector?	
Question	Criteria Achieved ?	
Detached dwelling	Yes	
Townhouse	Yes	
3.4 Clothes Drying	100%	
Score Contribution	This credit contributes 5.0% towards the category score.	
Criteria What is the % reduction in annual energy consumption (gas and electricity) from a		
	combination of clothes lines and efficient driers against the benchmark?	
Output	Reference	
Detached dwelling	625 kWh	
Townhouse	638 kWh	
Output	Proposed	
Detected dynalling		
Detached dwelling	125 kWh	
Townhouse	125 kWh 128 kWh	
Townhouse	128 kWh	
Townhouse Output	128 kWh Improvement	
Townhouse Output Detached dwelling	128 kWh Improvement 80 % 80 %	
Townhouse Output Detached dwelling Townhouse	128 kWh Improvement 80 % 80 %	
Townhouse Output Detached dwelling Townhouse 3.5 Internal Lighting - Residential	128 kWh Improvement 80 % 80 % Single Dwelling 100%	
Townhouse Output Detached dwelling Townhouse 3.5 Internal Lighting - Residential Score Contribution	128 kWh Improvement 80 % 80 % I Single Dwelling 100% This credit contributes 5.0% towards the category score.	
Townhouse Output Detached dwelling Townhouse 3.5 Internal Lighting - Residential Score Contribution	128 kWh Improvement 80 % 80 % I Single Dwelling 100% This credit contributes 5.0% towards the category score. Does the development achieve a maximum illumination power density of 4W/sqm or	
Townhouse Output Detached dwelling Townhouse 3.5 Internal Lighting - Residential Score Contribution Criteria	128 kWh Improvement 80 % 80 % I Single Dwelling 100% This credit contributes 5.0% towards the category score. Does the development achieve a maximum illumination power density of 4W/sqm or less?	
Townhouse Output Detached dwelling Townhouse 3.5 Internal Lighting - Residential Score Contribution Criteria Question	128 kWh Improvement 80 % 80 % 100% This credit contributes 5.0% towards the category score. Does the development achieve a maximum illumination power density of 4W/sqm or less? Criteria Achieved?	
Townhouse Output Detached dwelling Townhouse 3.5 Internal Lighting - Residential Score Contribution Criteria Question Detached dwelling	128 kWh Improvement 80 % 80 % I Single Dwelling 100% This credit contributes 5.0% towards the category score. Does the development achieve a maximum illumination power density of 4W/sqm or less? Criteria Achieved? Yes Yes	
Townhouse Output Detached dwelling Townhouse 3.5 Internal Lighting - Residential Score Contribution Criteria Question Detached dwelling Townhouse	128 kWh Improvement 80 % 80 % I Single Dwelling 100% This credit contributes 5.0% towards the category score. Does the development achieve a maximum illumination power density of 4W/sqm or less? Criteria Achieved? Yes Yes	

4.5 Solar PV - Houses and Townhouses		N/A	0	Disabled
This credit is disabled	No solar PV renewable energy is in use.			

Stormwater Overall contribution 14% Minimum required 100%

Which stormwater modelling are you	using?: Melbourne Water STORM tool
1.1 Stormwater Treatment	100%
Score Contribution	This credit contributes 100.0% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Question	STORM score achieved
Project	100
Output	Min STORM Score
Project	100

IEQ Overall contribution 10% Minimum required 50%

	2.2 Cross Flow Ventilation	0%
	Score Contribution	This credit contributes 20.0% towards the category score.
	Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?
	Question	Criteria Achieved ?
	Detached dwelling	No
	Townhouse	No
	3.1 Thermal comfort - Double Glazing	100%
	Score Contribution	This credit contributes 40.0% towards the category score.
	Criteria	Is double glazing (or better) used to all habitable areas?
Î	Question	Criteria Achieved ?
	Detached dwelling	Yes
	Townhouse	Yes
	3.2 Thermal Comfort - External Shadin	a 100%
	3.2 Merillar Comort - External Shauli	ig 100.76
	Score Contribution	This credit contributes 20.0% towards the category score.
	Score Contribution	This credit contributes 20.0% towards the category score.
	Score Contribution Criteria	This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing?
	Score Contribution Criteria Question	This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing? Criteria Achieved ?
، ، ،	Score Contribution Criteria Question Detached dwelling	This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing? Criteria Achieved ? Yes
	Score Contribution Criteria Question Detached dwelling Townhouse	This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing? Criteria Achieved ? Yes Yes
	Score Contribution Criteria Question Detached dwelling Townhouse 3.3 Thermal Comfort - Orientation	This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing? Criteria Achieved ? Yes Yes 0%
	Score Contribution Criteria Question Detached dwelling Townhouse 3.3 Thermal Comfort - Orientation Score Contribution	This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing? Criteria Achieved ? Yes Yes 0% This credit contributes 20.0% towards the category score.
	Score Contribution Criteria Question Detached dwelling Townhouse 3.3 Thermal Comfort - Orientation Score Contribution Criteria	This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing? Criteria Achieved ? Yes Yes 0% This credit contributes 20.0% towards the category score. Are at least 50% of living areas orientated to the north?
	Score Contribution Criteria Question Detached dwelling Townhouse 3.3 Thermal Comfort - Orientation Score Contribution Criteria Question	This credit contributes 20.0% towards the category score. Is appropriate external shading provided to east, west and north facing glazing? Criteria Achieved ? Yes Yes 0% This credit contributes 20.0% towards the category score. Are at least 50% of living areas orientated to the north? Criteria Achieved ?

Transport Overall contribution 4%

1.1 Bicycle Parking - Residential		100%		
Score Contribution	This credit contributes 43.0% towards the category score	e.		
Criteria	How many secure and undercover bicycle spaces are the	ere per dw	elling f	or residents?
Question	Bicycle Spaces Provided ?			
Detached dwelling	1			
Townhouse	1			
Output	Min Bicycle Spaces Required			
Detached dwelling	1			
Townhouse	1			
1.2 Bicycle Parking - Residential Vis	sitor	N/A	¢	Scoped Out
This credit was scoped out	Not enough dwellings.			
2.1 Electric Vehicle Infrastructure		0%		
Score Contribution	This credit contributes 57.0% towards the category score	e.		
Criteria	Are facilities provided for the charging of electric vehicles	3?		
Question	Criteria Achieved ?			
Project	No			

Waste Overall contribution 3%

1.1 - Construction Waste - Building Re-Use		100%	
Score Contribution	This credit contributes 50.0% towards the	e category score.	
Criteria	If the development is on a site that has be	en previously developed, has at least 30% of	
	the existing building been re-used?		
Question	Criteria Achieved ?		
Project	Yes		
2.1 - Operational Waste - Foo	d & Garden Waste	0%	
Score Contribution	core Contribution This credit contributes 50.0% towards the category score.		
Criteria	Are facilities provided for on-site management of food and garden waste?		
Question	Criteria Achieved ?		
Project	No		

Urban Ecology Overall contribution 3%

2.1 Vegetation	100%
Score Contribution	This credit contributes 53.3% towards the category score.
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the
	total site area?
Question	Percentage Achieved ?
Project	35 %
2.2 Green Roofs	0%
Score Contribution	This credit contributes 13.3% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No
2.3 Green Walls and Facades	0%
Score Contribution	This credit contributes 13.3% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No
2.4 Private Open Space - Balcony / C	Courtyard Ecology 0%
Score Contribution	This credit contributes 6.8% towards the category score.
Criteria	Is there a tap and floor waste on every balcony / in every courtyard?
Question	Criteria Achieved ?
Townhouse	No
3.1 Food Production - Residential	0%
Score Contribution	This credit contributes 13.3% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Detached dwelling	0.0 m ²
Townhouse	0.0 m ²
Output	Min Food Production Area
Detached dwelling	1 m ²
Townhouse	1 m ²

Innovation Overall contribution 0%

1.1 Innovation		N/A	0	Disabled
This credit is disabled	Please enter at least one innovation.			

Disclaimer

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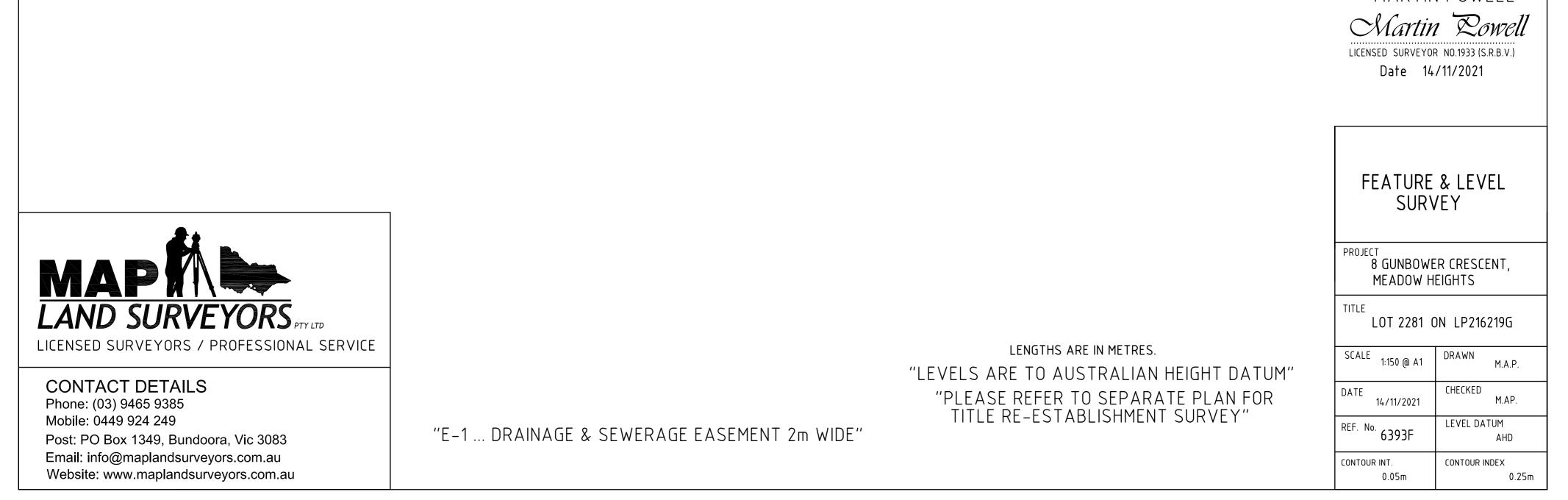
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Melbourne STORM Rating Report

TransactionID:	1218240					
Municipality:	HUME					
Rainfall Station:	HUME					
Address:	8 Gunbower Creso	cent				
	Meadow Heights					
	VIC	3048				
Assessor:	Aidan					
Development Type:	Residential - Multi	unit				
Allotment Site (m2):	671.00					
STORM Rating %:	100					
Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Exst. Unit 1 Roof Area - Water Tank	100.00	Rainwater Tank	2,000.00	2	107.40	97.00
Exst. Unit 1 Roof Area - Raingarden	50.00	Raingarden 100mm	1.00	0	128.10	0.00
Proposed Garage - Raingarden	29.00	Raingarden 100mm	1.00	0	132.00	0.00
Unit 2 Roof Area - Water Tank	61.00	Rainwater Tank	2,000.00	3	170.00	82.00
Unit 2 Roof Area - Raingarden	35.00	Raingarden 100mm	1.00	0	131.00	0.00
Shared Driveway	85.00	None	0.00	0	0.00	0.00

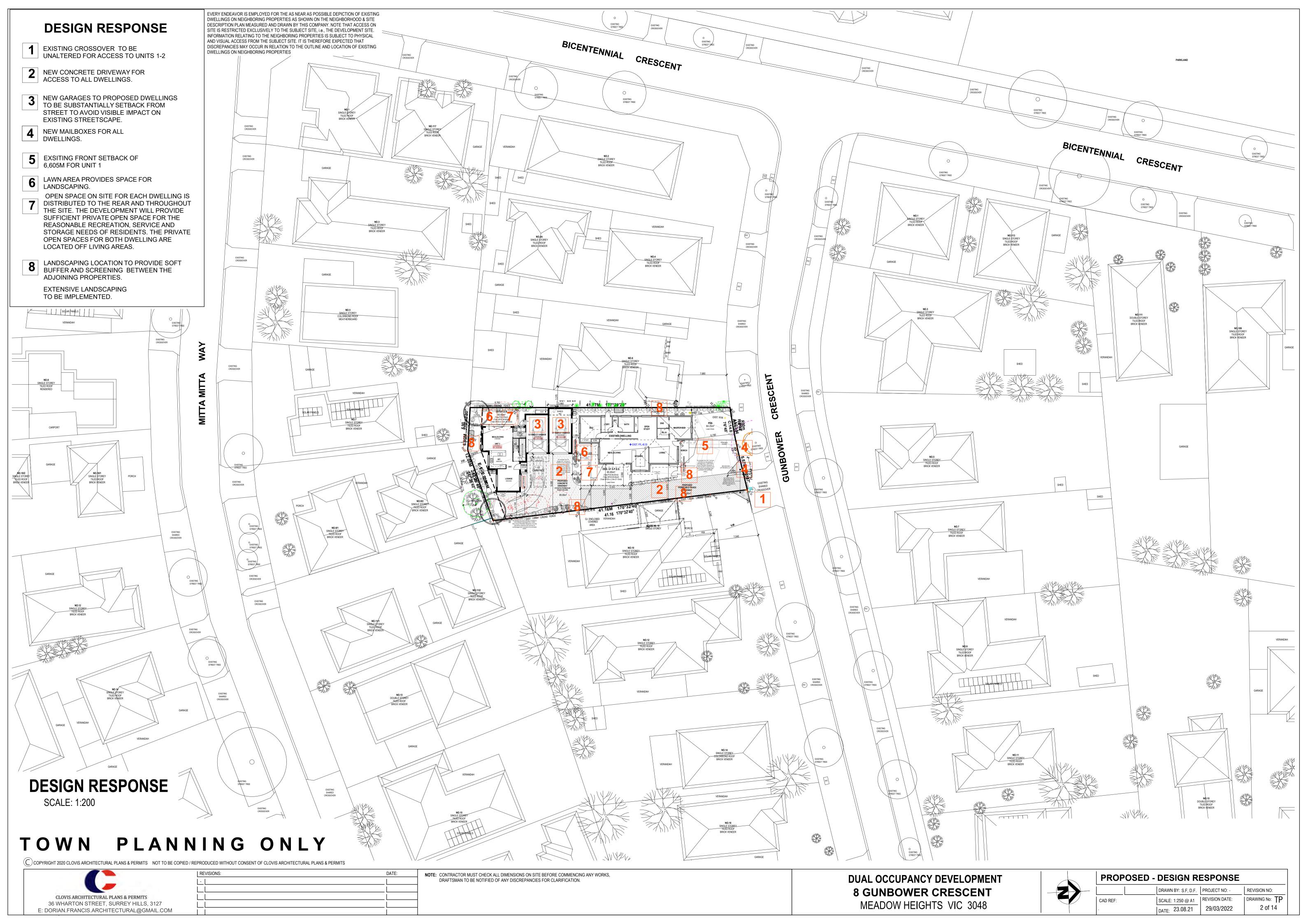


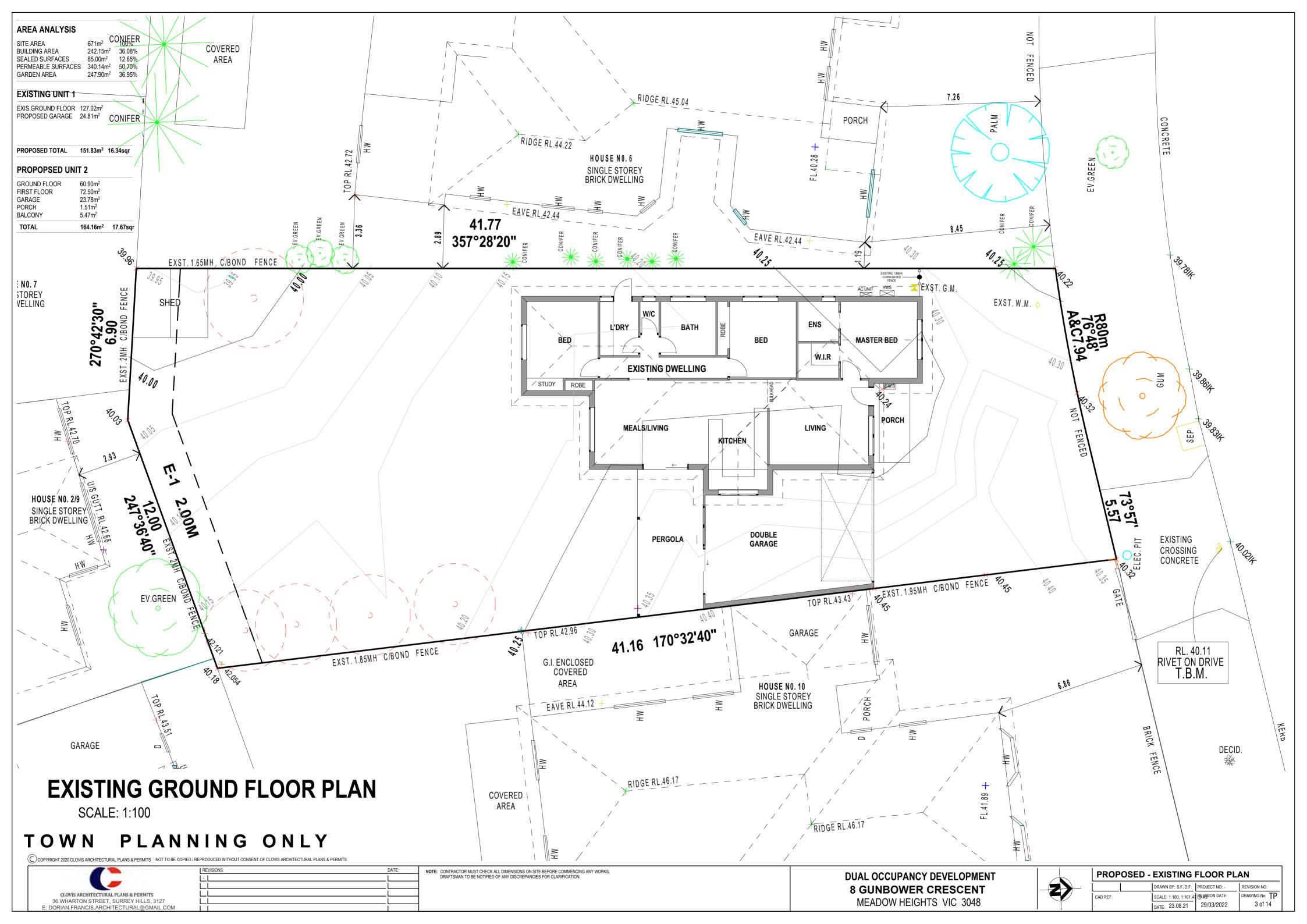
MARTIN POWELL





PROPOSED - SITE ANALYSIS					
		DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:	
CAD REF:		SCALE: 1:250 @ A1	REVISION DATE:	DRAWING No: TP	
-		DATE: 23.08.21	29/03/2022	1 of 14	

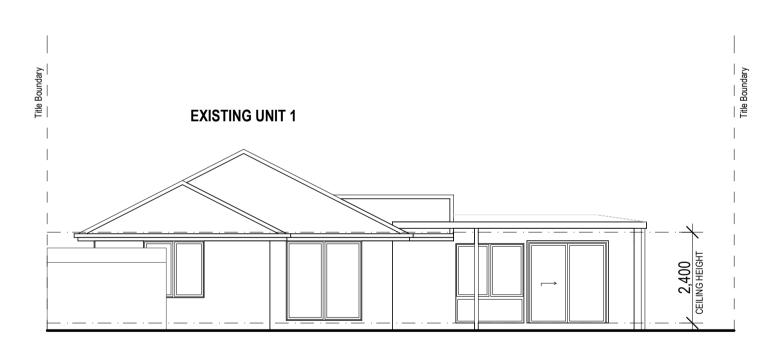






EXISTING NORTH ELEVATION

SCALE: 1:100



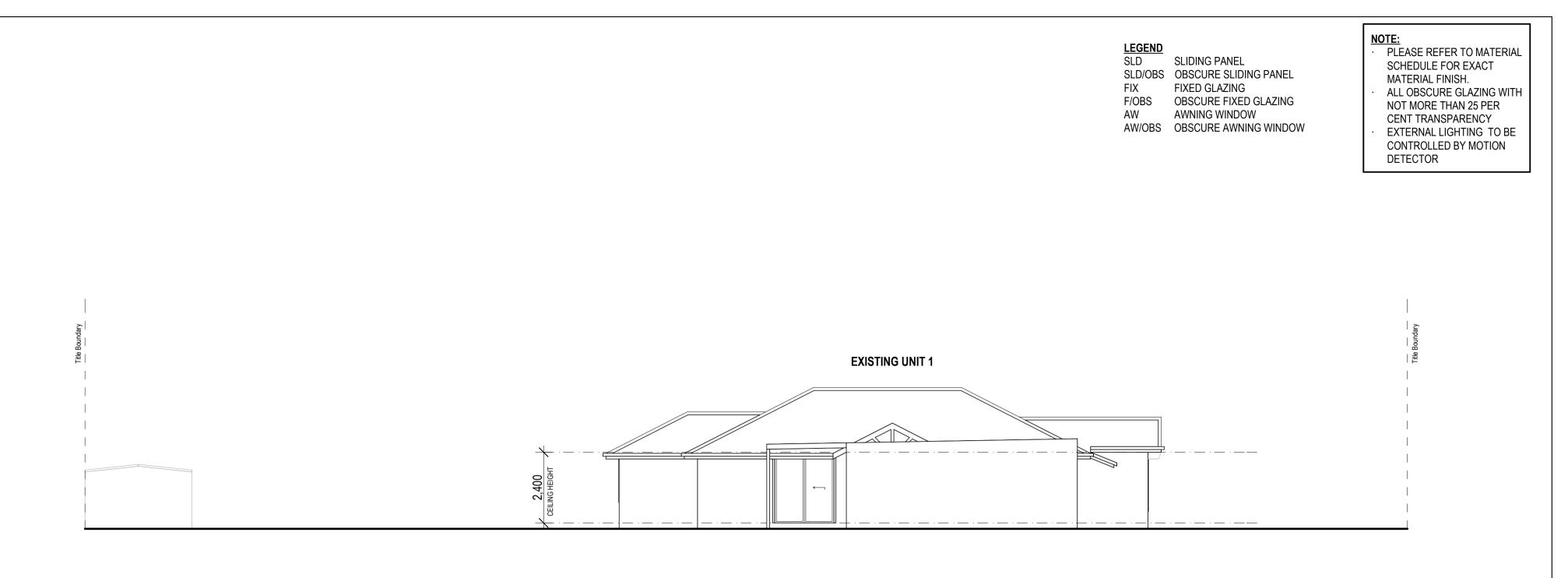
EXISTING SOUTH ELEVATION

SCALE: 1:100

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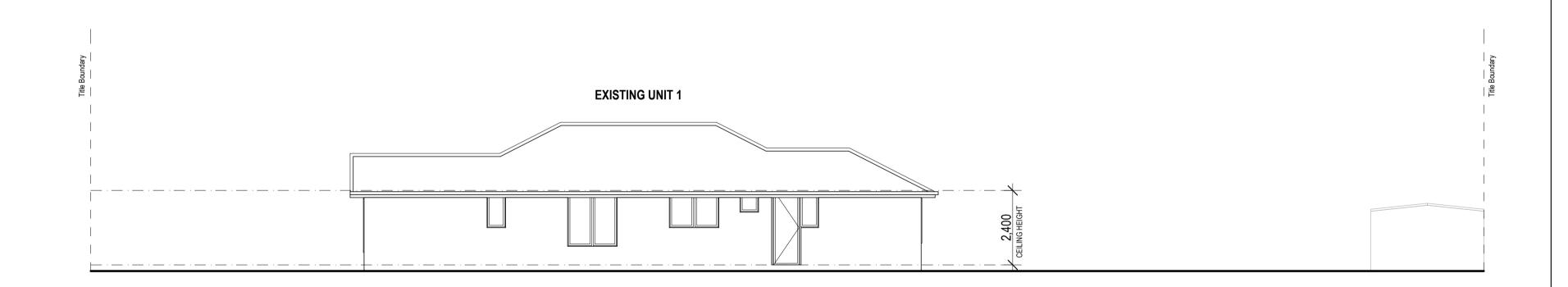
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SCALE: 1:100



EXISTING WEST ELEVATION

SCALE: 1:100

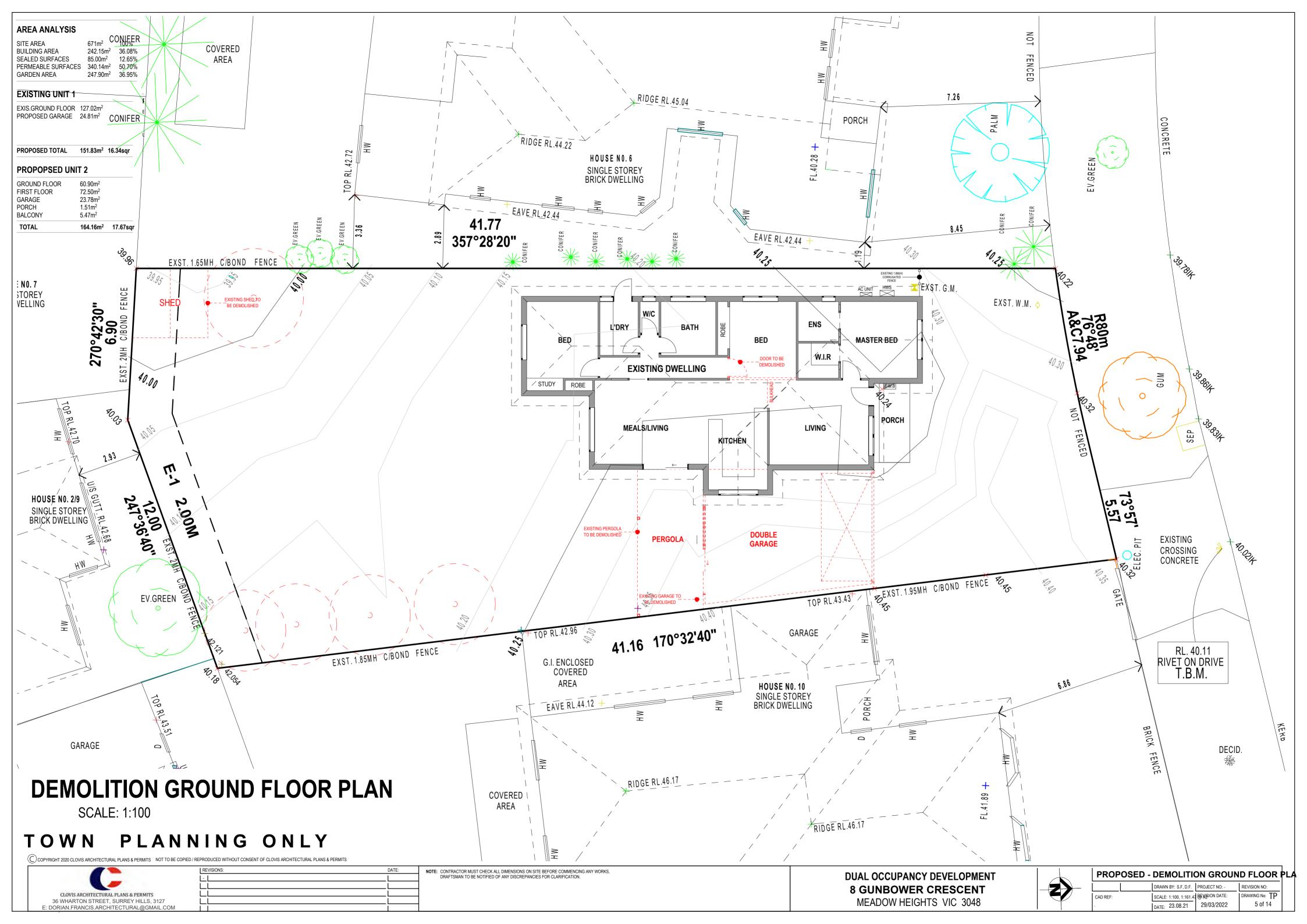
CK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, ED OF ANY DISCREPANCIES FOR CLARIFICATION.	DUAL OCCUPANCY DEVELOPME
	8 GUNBOWER CRESCENT
	MEADOW HEIGHTS VIC 3048

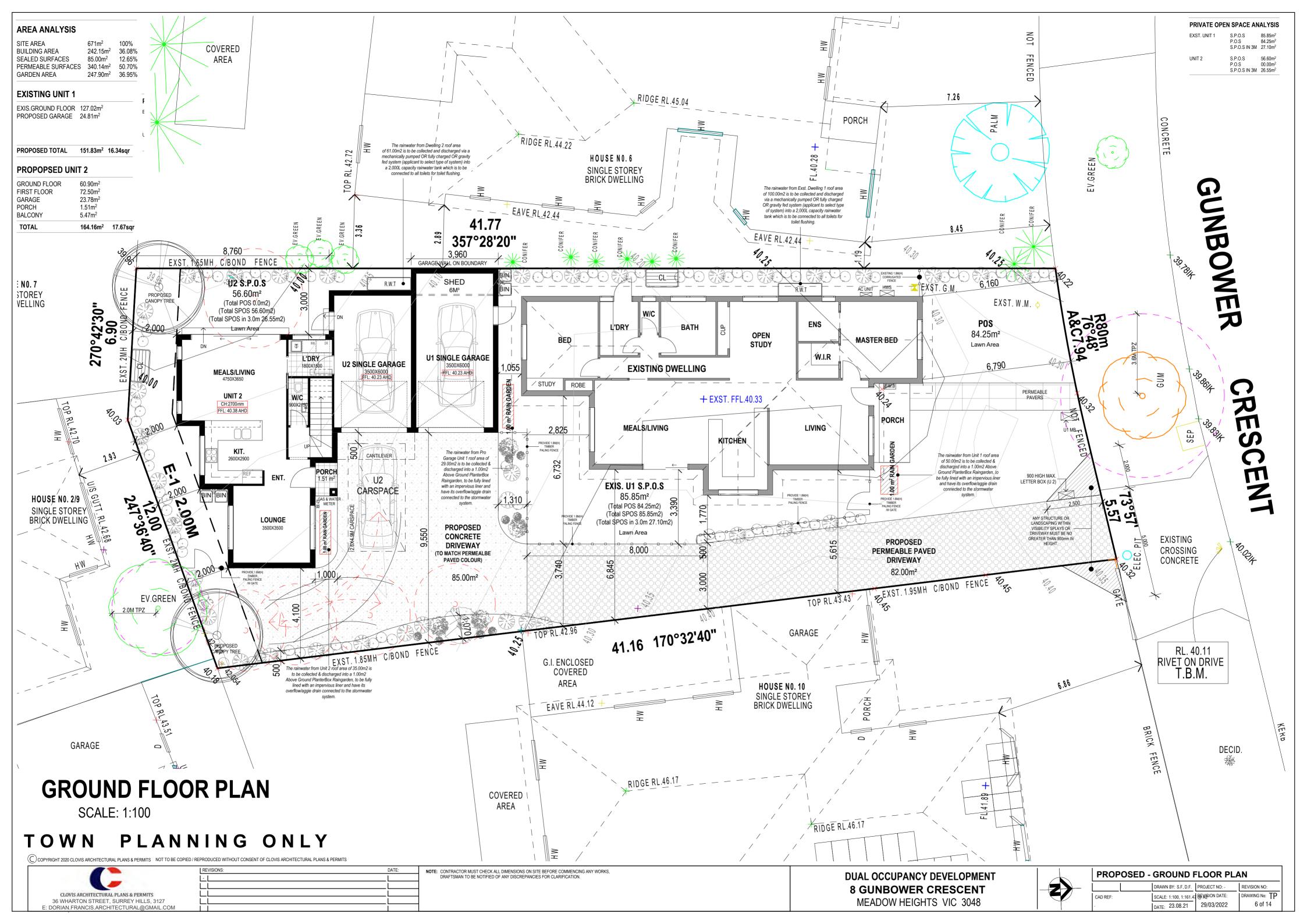
EXISTING EAST ELEVATION

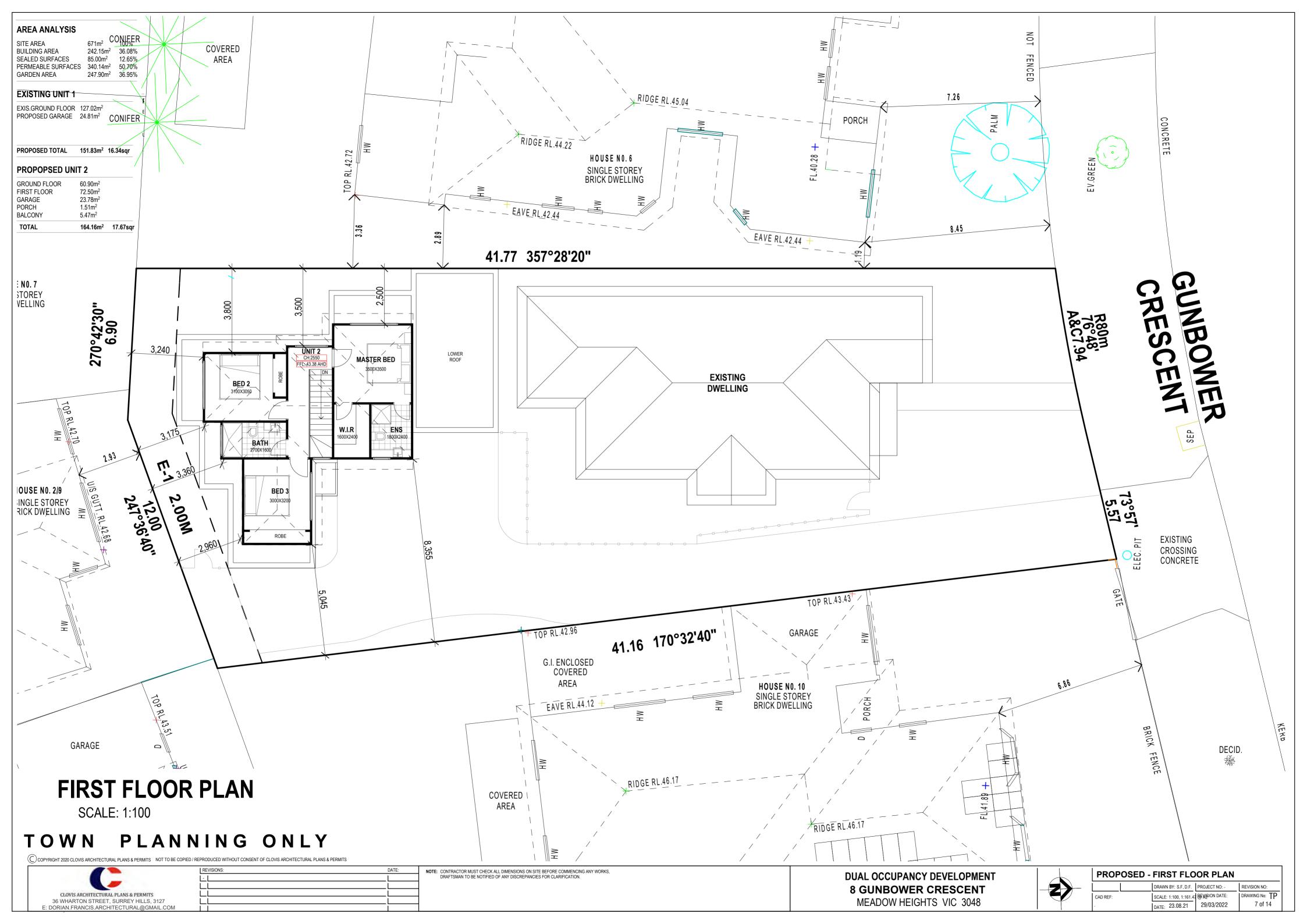


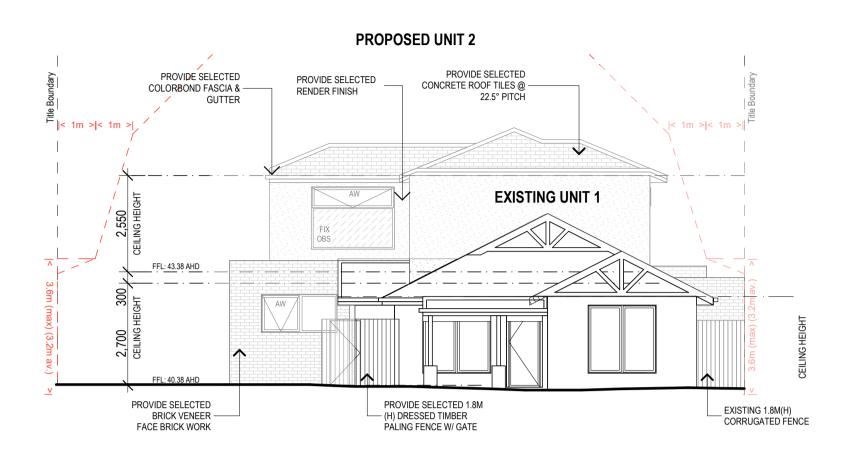


PROPOSED - EXISTING ELEVATIONS					
		DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:	
CAD REF:		SCALE: 1:100 @ A1	REVISION DATE:	DRAWING No: TP	
-		DATE: 23.08.21	29/03/2022	4 of 14	



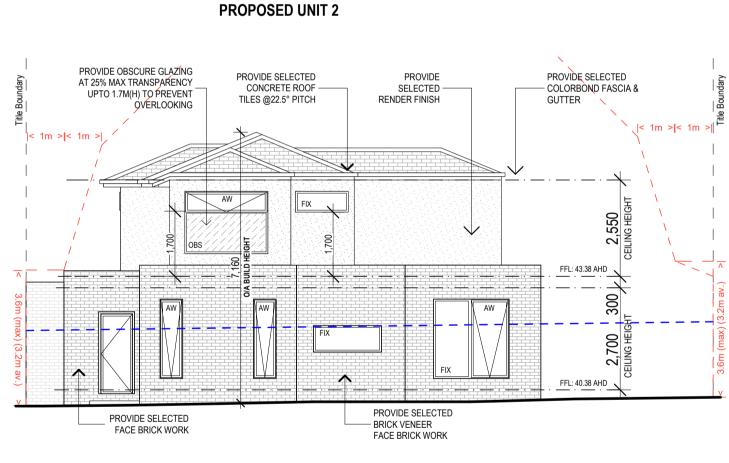








SCALE: 1:100



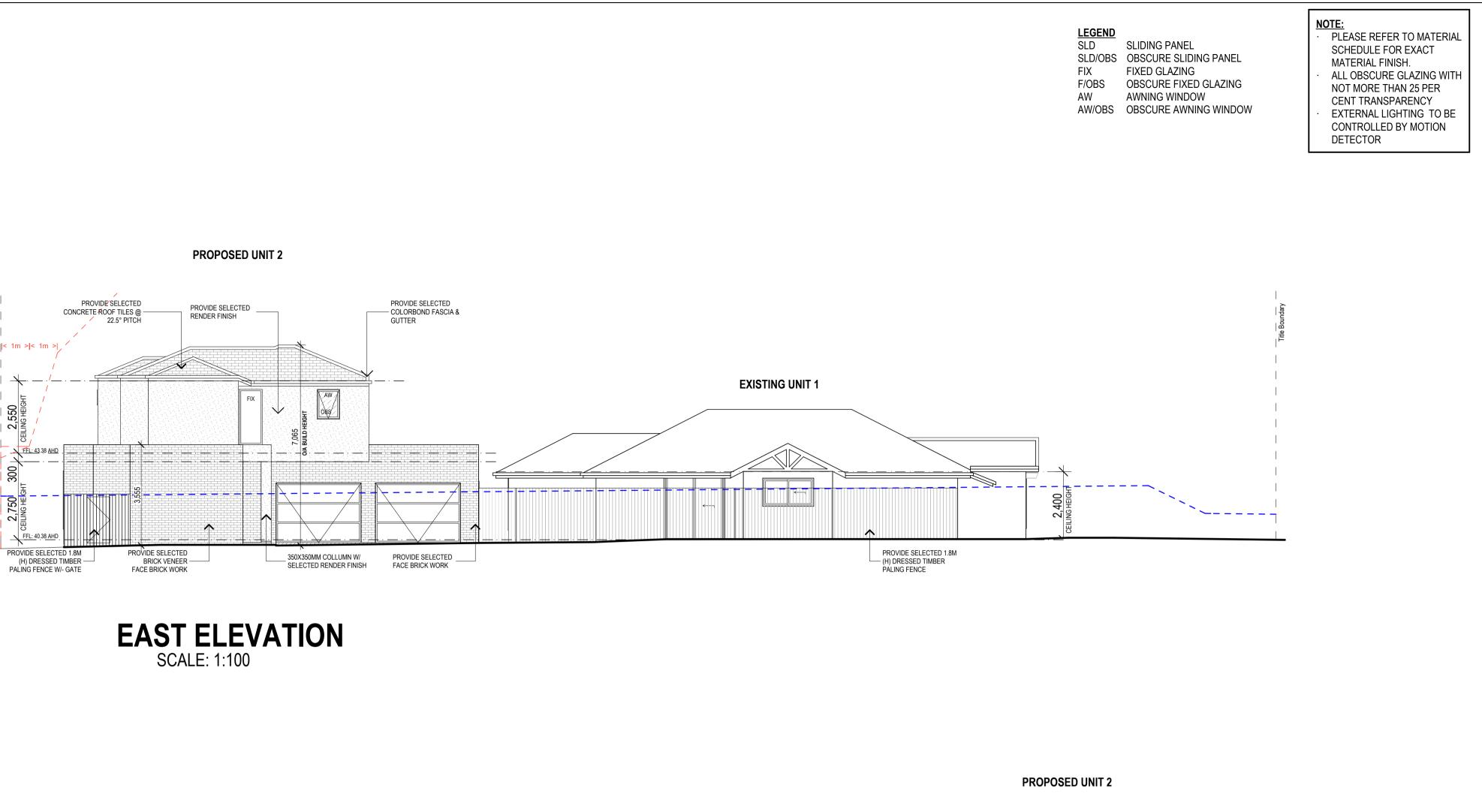


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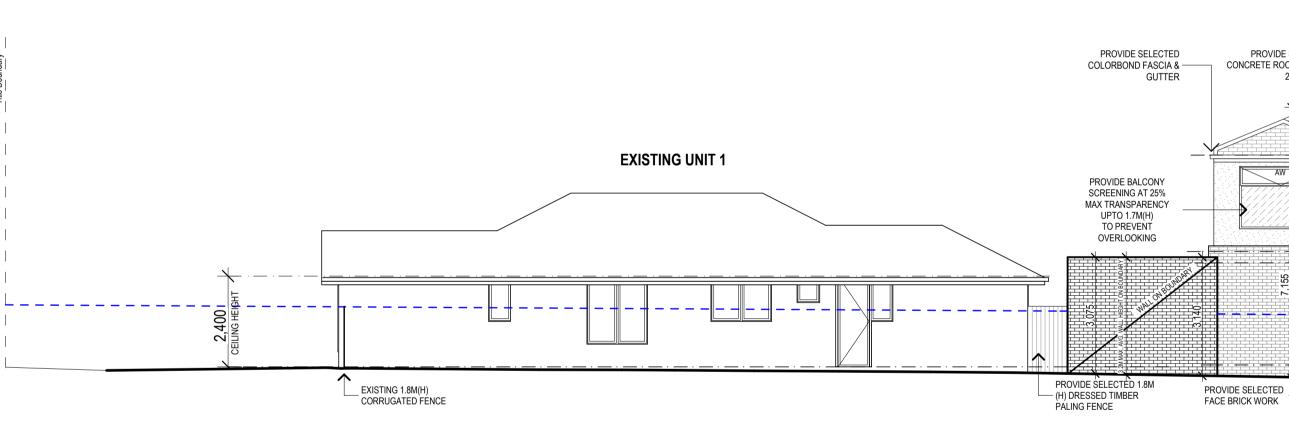
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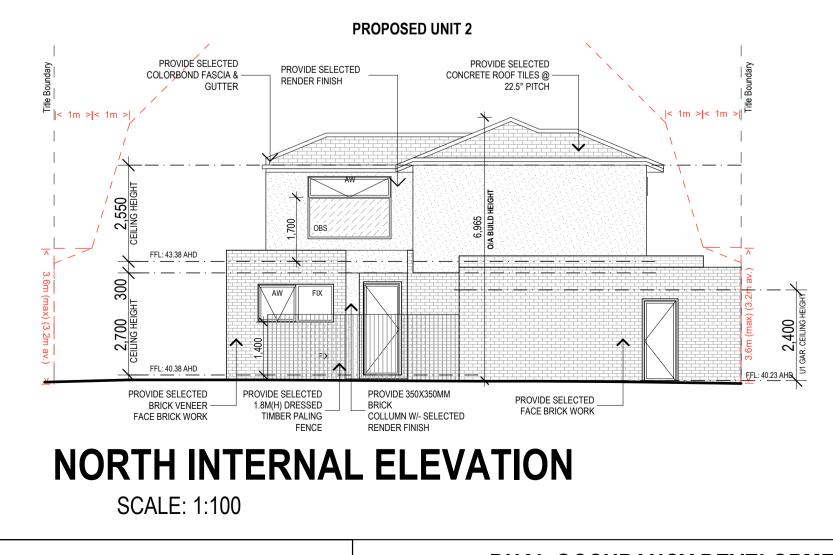






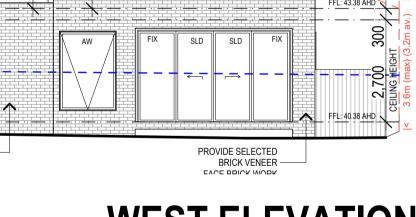
750





ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, D OF ANY DISCREPANCIES FOR CLARIFICATION.

DUAL OCCUPANCY DEVELOPMEN **8 GUNBOWER CRESCENT** MEADOW HEIGHTS VIC 3048



PROVIDE SELECTED

RENDER FINISH

PROVIDE SELECTED CONCRETE ROOF TILES @ -

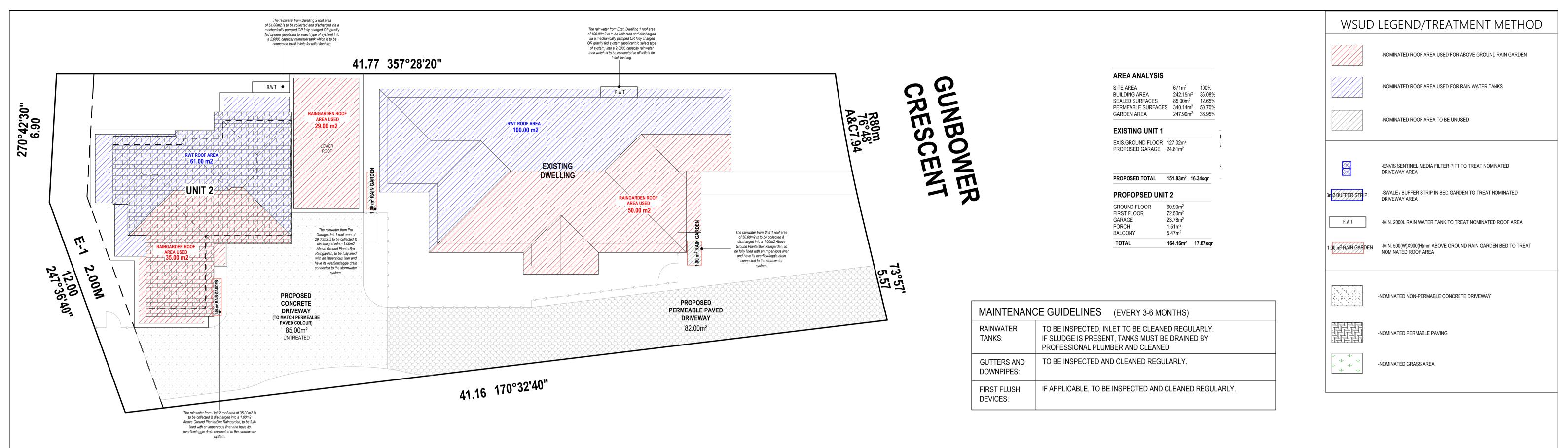
22.5° PITCH

WEST ELEVATION

l< 1m >l<

SCALE: 1:100

IT	PROPOSED - ELEVATIONS				
		DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:	
	CAD REF:	SCALE: 1:100 @ A1	REVISION DATE:	DRAWING NO: TP	
	-	DATE: 23.08.21	29/03/2022	8 of 14	



PRO. WSUD ROOF CATCHMENT PLAN

SCALE: 1:100

Melbourne STORM Rating Report

3048

TransactionID: Municipality: Rainfall Station: Address:

Assessor:

1218240 HUME HUME 8 Gunbower Crescent

Meadow Heights VIC Aidan **Residential - Multiunit** Development Type: Allotment Site (m2): 671.00 STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Exst. Unit 1 Roof Area - Water Tank	100.00	Rainwater Tank	2,000.00	2	107.40	97.00
Exst. Unit 1 Roof Area - Raingarden	50.00	Raingarden 100mm	1.00	0	128.10	0.00
Proposed Garage - Raingarden	29.00	Raingarden 100mm	1.00	0	132.00	0.00
Unit 2 Roof Area - Water Tank	61.00	Rainwater Tank	2,000.00	3	170.00	82.00
Unit 2 Roof Area - Raingarden	35.00	Raingarden 100mm	1.00	0	131.00	0.00
Shared Driveway	85.00	None	0.00	0	0.00	0.00

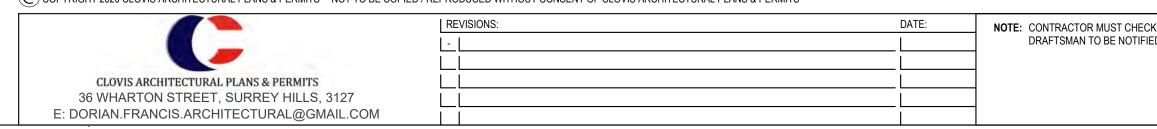
Date Generated:

26-Aug-2021

1.0.0 Program Version:

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WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING

GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.

THE OVERFLOW SYSTEMS FOR ALL RAINWATER TANKS MUST BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS

THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAINGARDENS.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

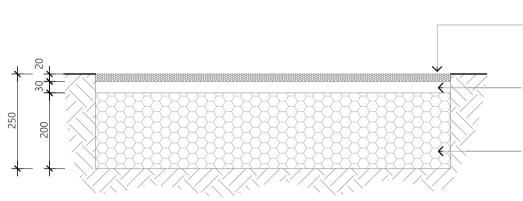
BUILD THE RAINGARDEN CLOSE TO THE WATER SOURCE. THIS WILL HELP MINIMISE THE ADDITIONAL PLUMBING NEEDED TO BRING WATER TO THE RAINGARDEN.

RAINGARDEN MUST BE FULLY LINED AND HAVE OVERFLOW PLUMBED INTO THE STORMWATER SYSTEM.

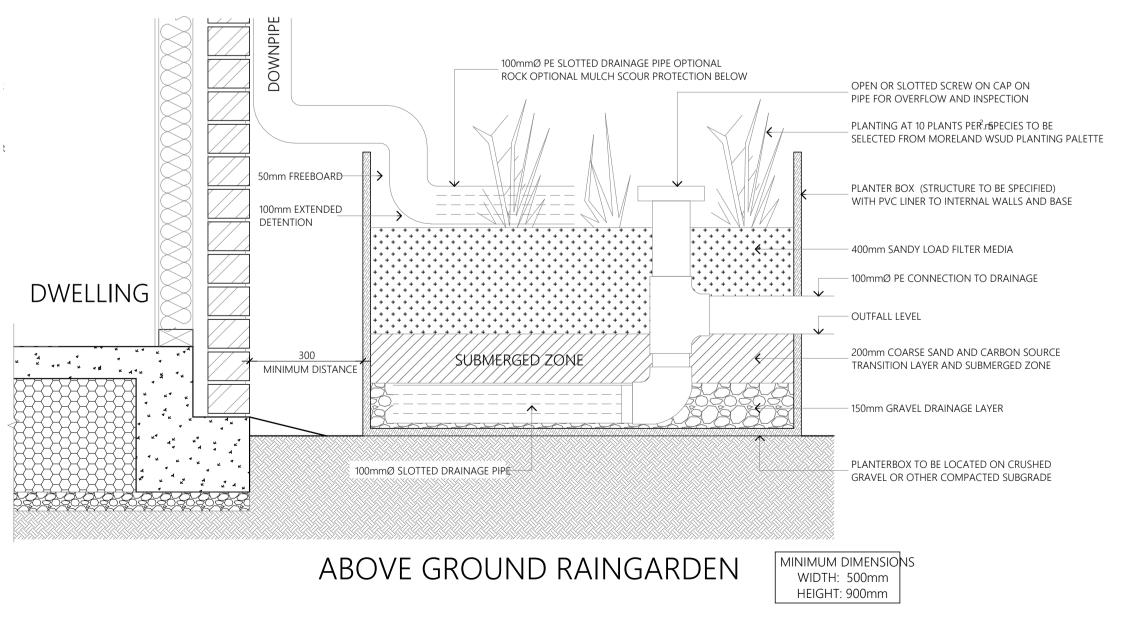
FOR EXCAVATION AND CLEARANCE REFER TO BUILDING A RAINGARDEN INSTRUCTION SHEET, RAINGARDENS MUST BE BUILT TO MELBOURNE WATER REQUIREMENTS

MAINTENANCE OF WSUD TREATMENTS INCLUDING RAIN WATER TANKS, RAINGARDENS ETC ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES



SCALE 1:10



ENT	PROPOSED -		OF CATCH	
т		DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:
3	CAD REF:	SCALE: 1:100, 1:1.09, DATE: 23.08.21	.RFY.IFI@ RATE: 29/03/2022	DRAWING No: TP 9 of 14

PERMEABLE CONCRETE (FOR VEHICULAR LOADS)

– BASE LAYER 20mm - 40mm COMPACTED CLEAN STONE (UNBONDED) PROVIDE A STABLE POROUS SUB-BASE WITH 20% VOIDS

- SUB SURFACE LAYER A MIX OF 10mm GRANVULATED RECYCLED RUBBER BONDED TOGETHER WITH APPROVED 'WATERPAVE' RESIN (OR SIMILAR)

TOP SURFACE LAYER 3mm FINE & 6mm COURSE SELECTED AGGREGATE BONDED TOGETHER WITH APPROVAL 'WATERPAVE' RESIN (OR SIMILAR)

AREA ANALYSIS

SITE AREA	671m ²	100%
BUILDING AREA	242.15m ²	36.08%
SEALED SURFACES	85.00m ²	12.65%
PERMEABLE SURFACES	340.14m ²	50.70%
GARDEN AREA	247.90m ²	36.95%

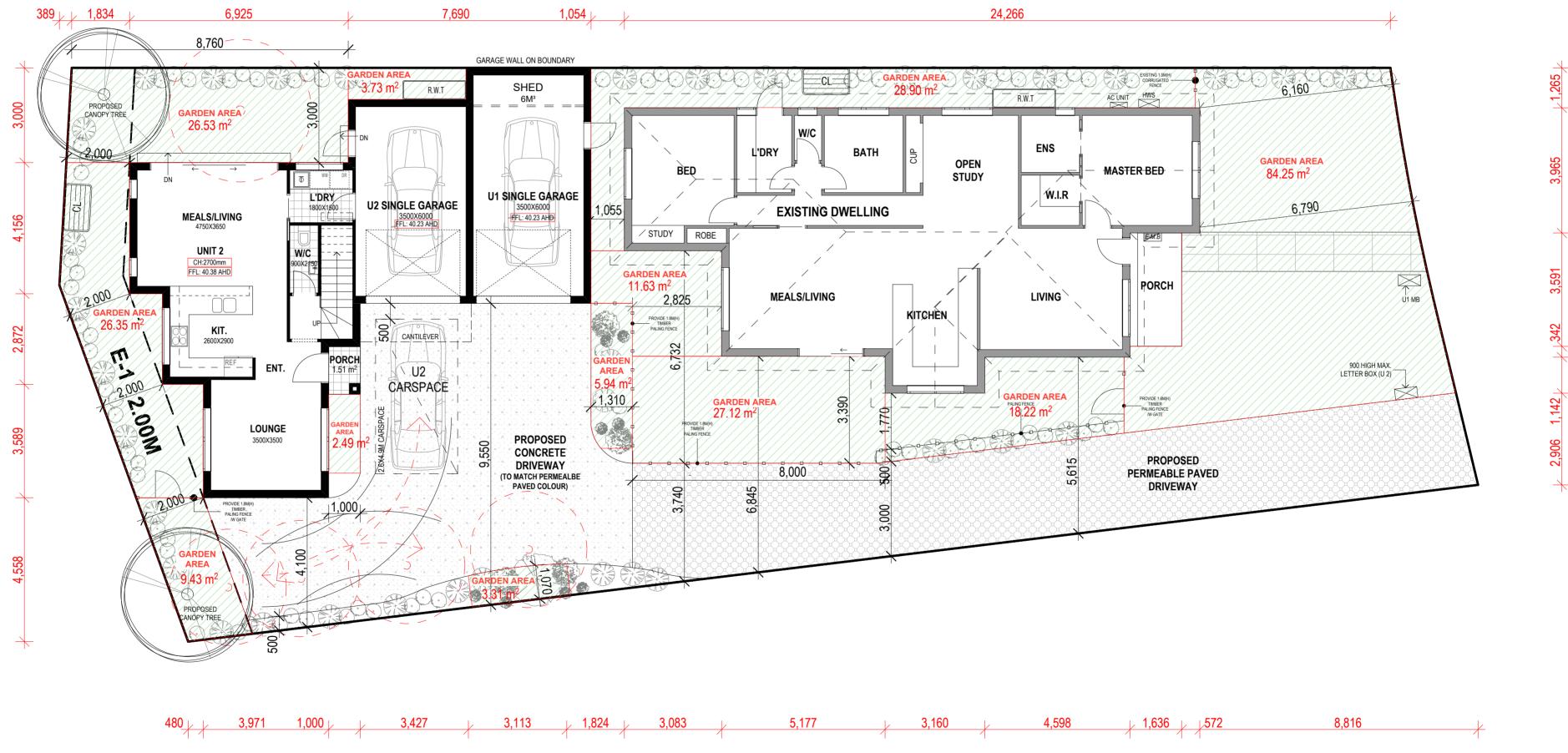
EXISTING UNIT 1

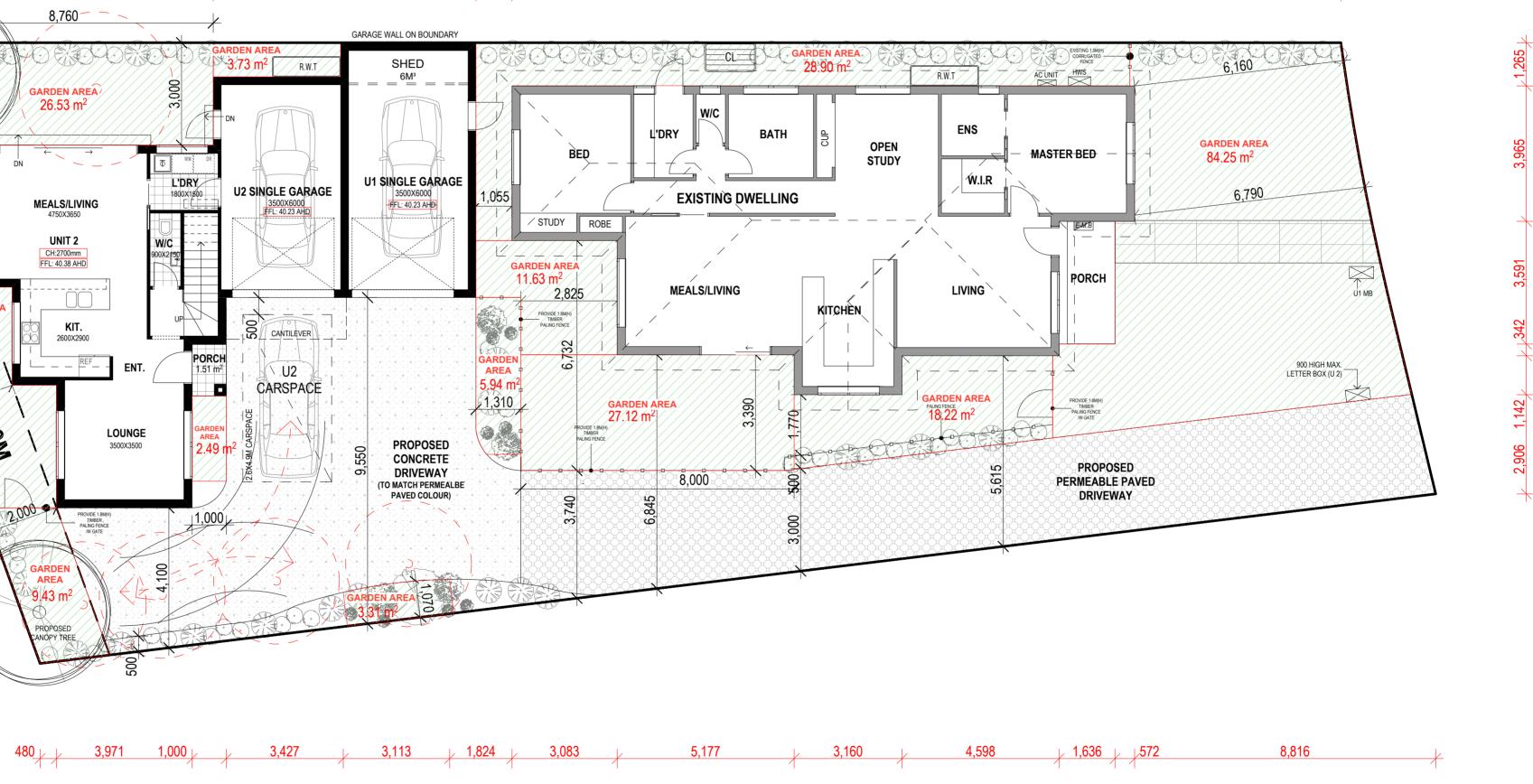
EXIS.GROUND FLOOR 127.02m² PROPOSED GARAGE 24.81m²

PROPOSED TOTAL 151.83m² 16.34sqr

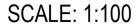
PROPOPSED UNIT 2

TOTAL	164.16m ²	17.67sqr
BALCONY	5.47m ²	
PORCH	1.51m ²	
GARAGE	23.78m ²	
FIRST FLOOR	72.50m ²	
GROUND FLOOR	60.90m ²	





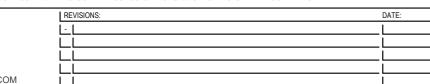
GARDEN AREA FLOOR PLAN



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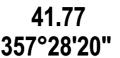


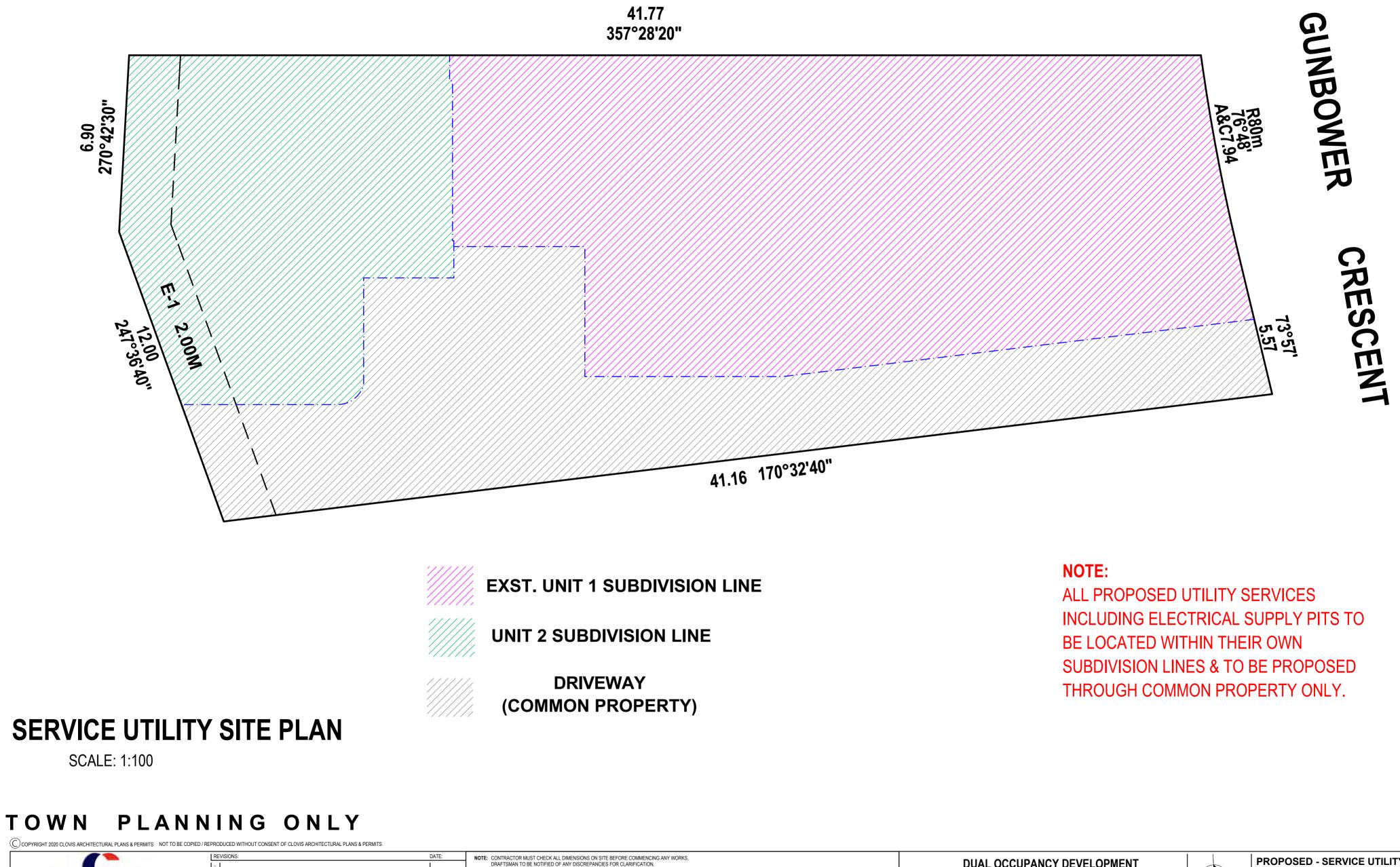
NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION.





	PROPOSED - GARDEN AREA PLAN						
_		D	RAWN	BY: S.F, D.F.	PROJECT NO: -	REVISION NO:	
	CAD REF:	S	CALE: 1	1:100, 1:161.47	REXISION DATE:	DRAWING NO: TP	
		D	ATE:	23.08.21	29/03/2022	10 of 14	





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E: DORIAN.FRANCIS.ARCHITECTURAL@GMAIL.COM







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IENT	PROPOSED - SHADOW DIAGRAMS 1			1
IT		DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:
8	CAD REF:	SCALE: 1:200 @ A1	REVISION DATE:	DRAWING No: TP
0	-	DATE: 23.08.21	29/03/2022	12 of 14



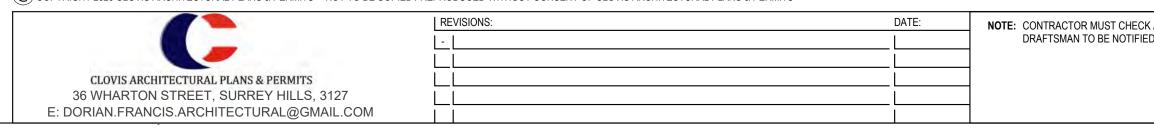
PM PRIVATE OPEN SPACE SHADOW ANALYSIS	

	EXIST. SHADOW	26.15m ²	37
	PRO. SHADOW	0.00m ²	0.0
NO. 2/9 Mitta Mitta Way	TOTAL S.P.O.S	70.50m ²	10



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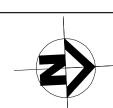
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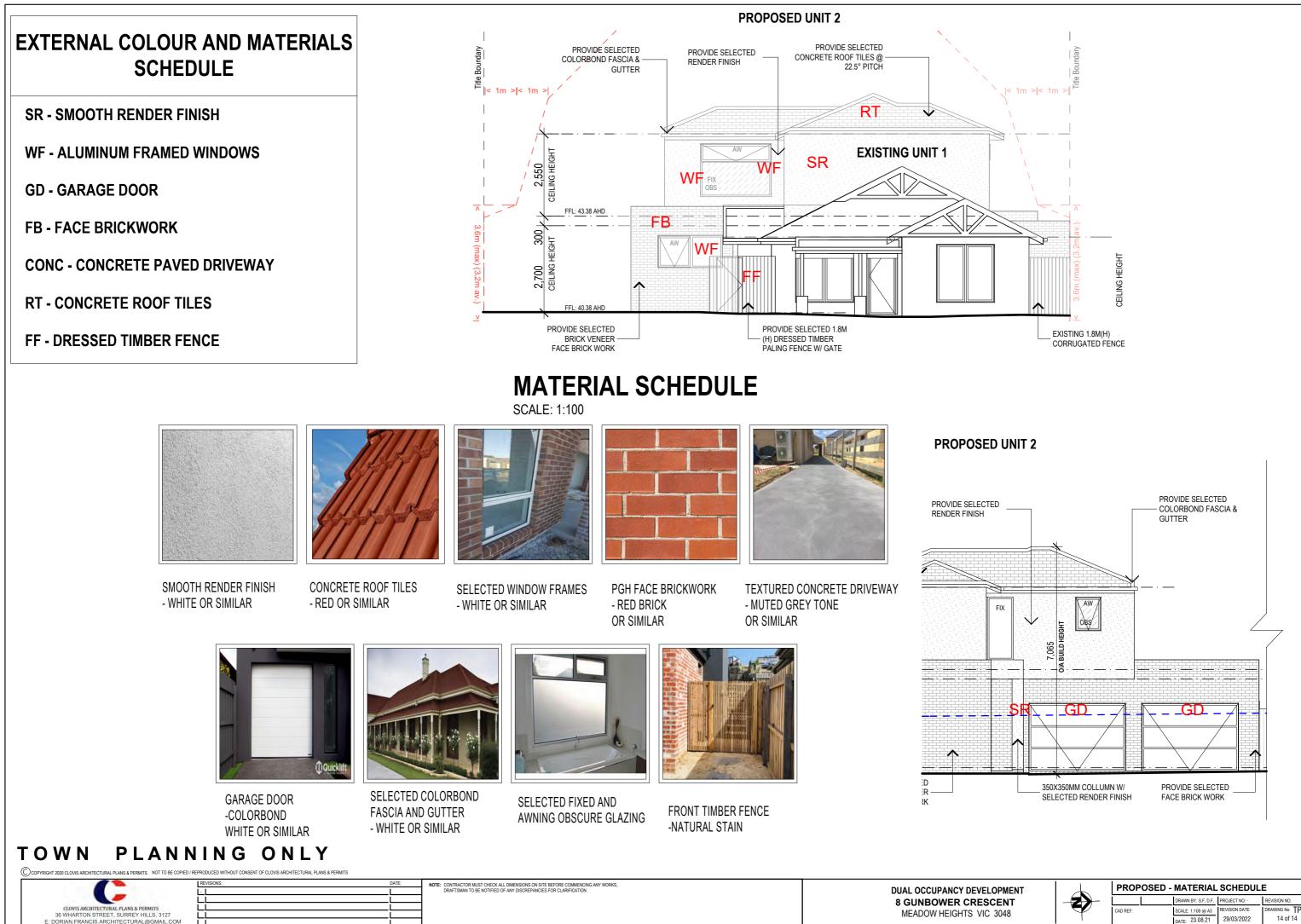
NOTE: CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, DUAL OCCUPANCY DEVELOPMENT DRAFTSMAN TO BE NOTIFIED OF ANY DISCREPANCIES FOR CLARIFICATION. **8 GUNBOWER CRESCENT** MEADOW HEIGHTS VIC 3048

NO. 2/9 Mitta Mitta Way	TOTAL S.P.O.S	$70.50m^2$	100.00
	EXIST. SHADOW	38.00m ²	53.90
	PRO. SHADOW	0.33m ²	0.45%
SPOS	REAMINED UNSHADOV	VED	





PROPOSED - SHADOW DIAGRAMS 2				
		DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:
CAD REF:		SCALE: 1:200 @ A1 DATE: 23.08.21	REVISION DATE: 29/03/2022	DRAWING No: TP 13 of 14



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MEADOW HEIGHTS VIC 3048

29/03/2022

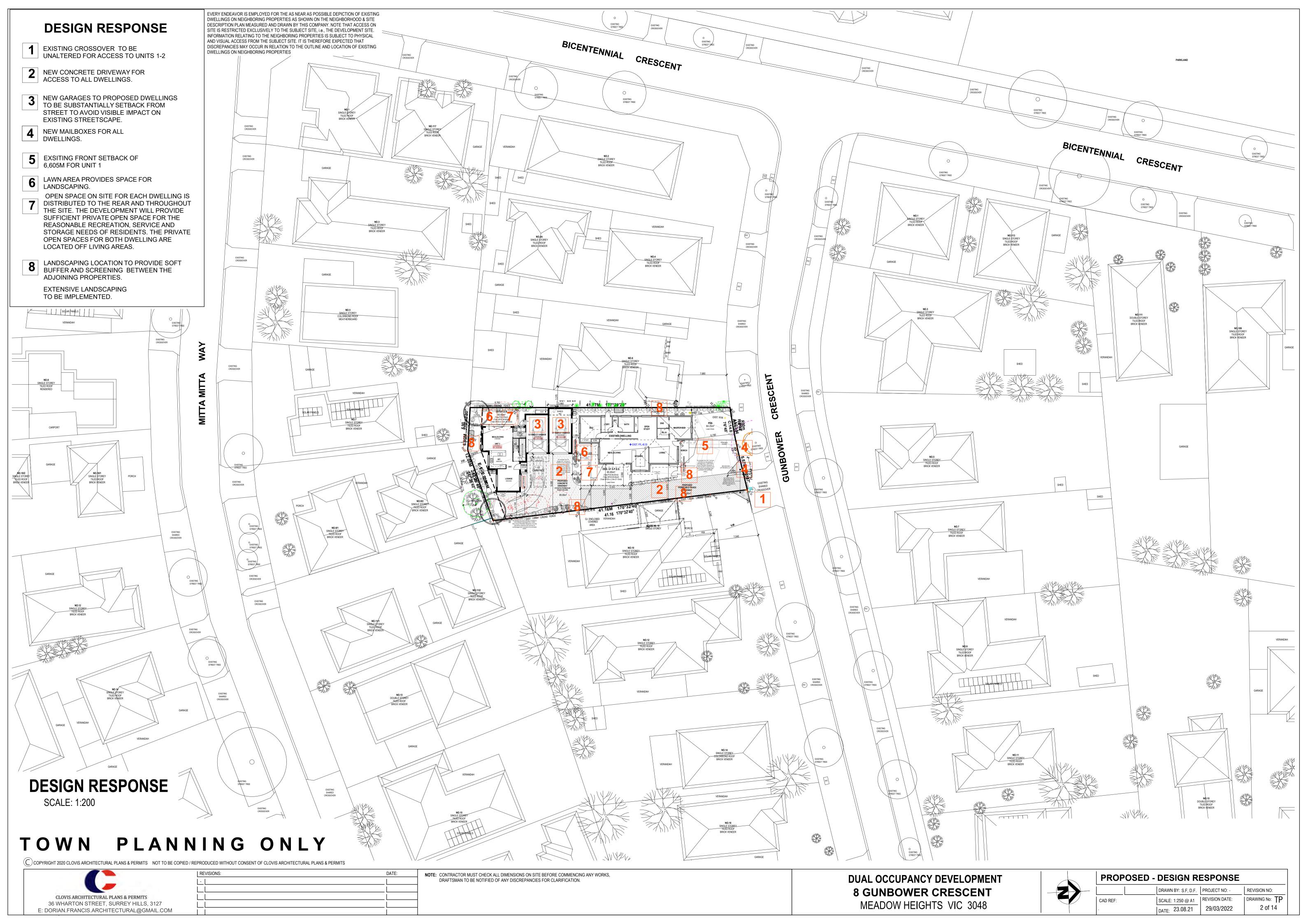
ATE: 23.08.21

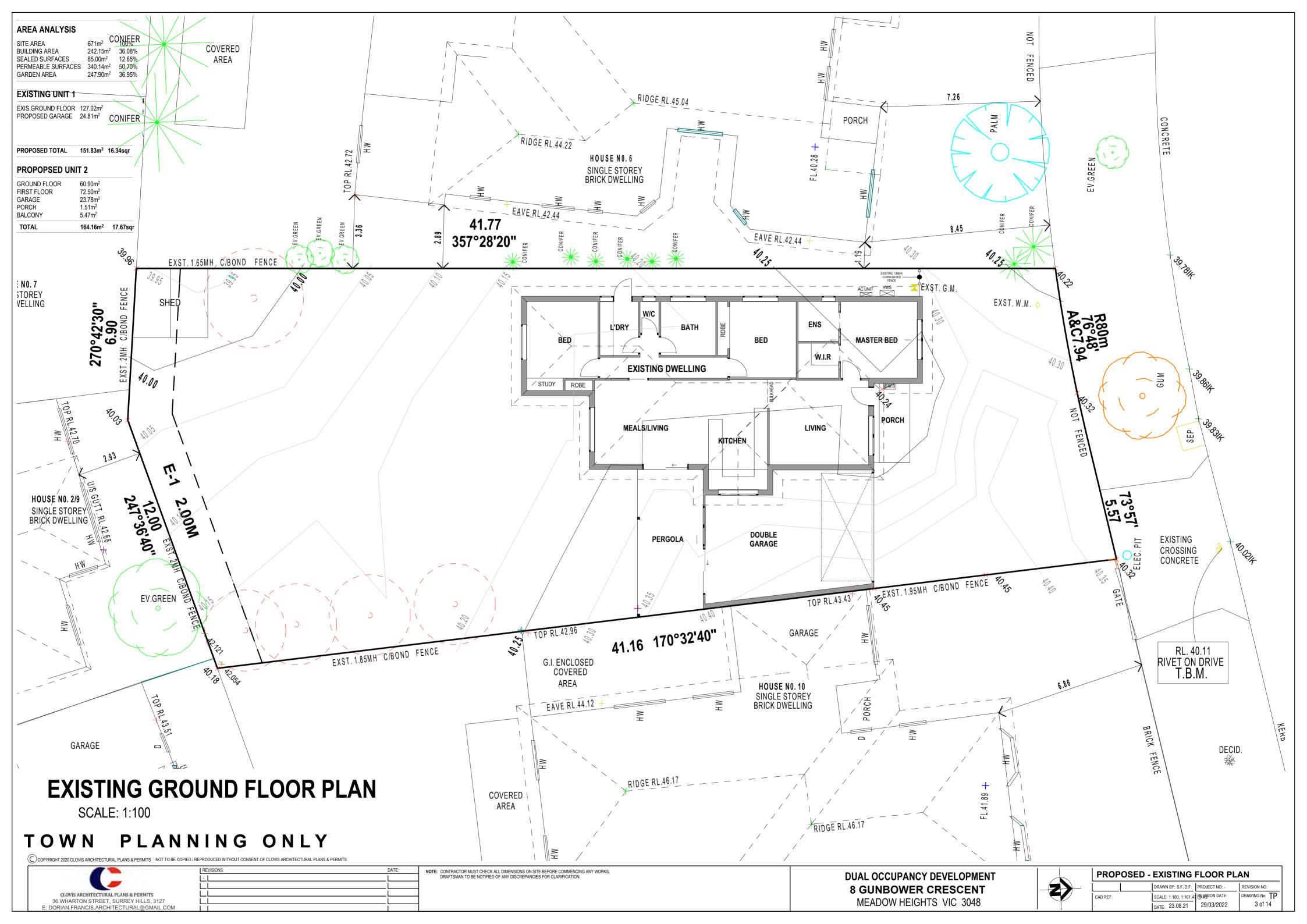
14 of 14

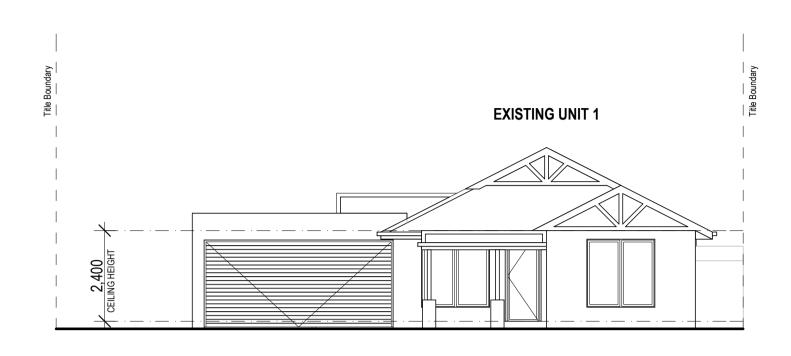




PROP	OSED -	SITE ANAL	YSIS	
		DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:
CAD REF:		SCALE: 1:250 @ A1	REVISION DATE:	DRAWING No: TP
-		DATE: 23.08.21	29/03/2022	1 of 14

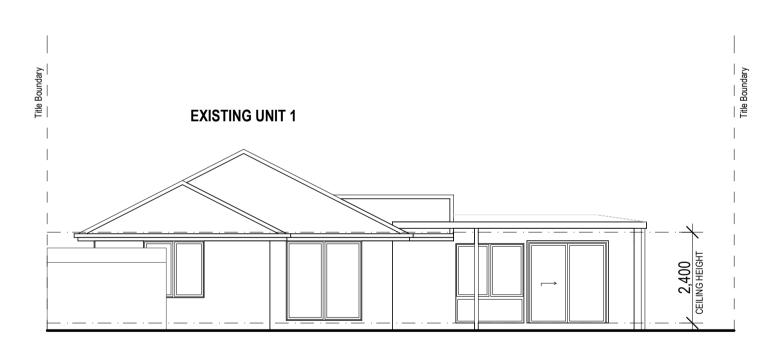






EXISTING NORTH ELEVATION

SCALE: 1:100



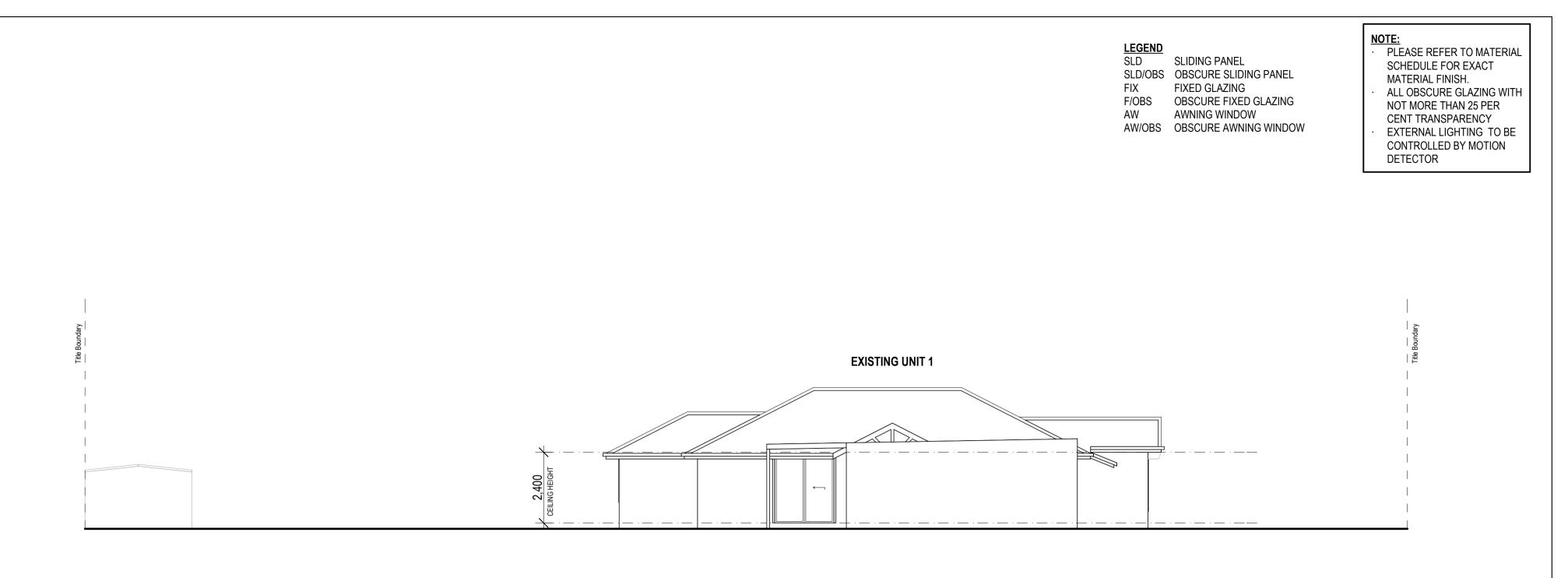
EXISTING SOUTH ELEVATION

SCALE: 1:100

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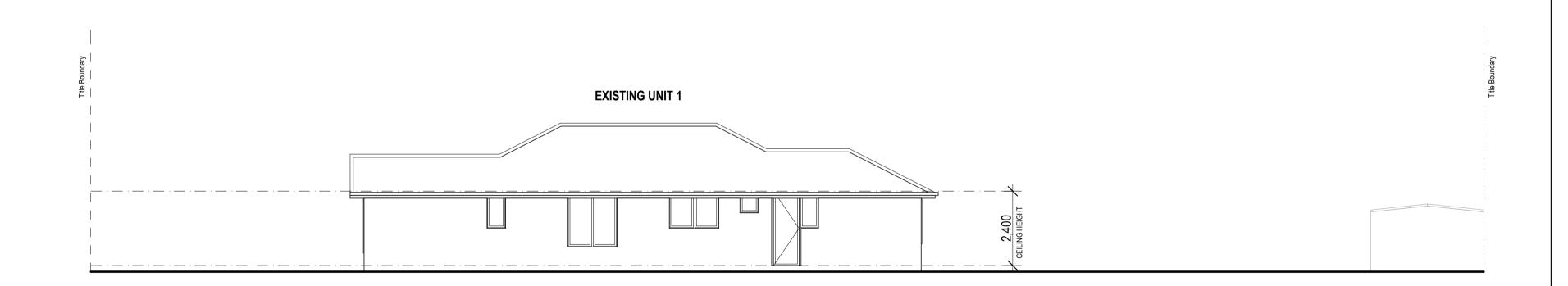
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SCALE: 1:100



EXISTING WEST ELEVATION

SCALE: 1:100

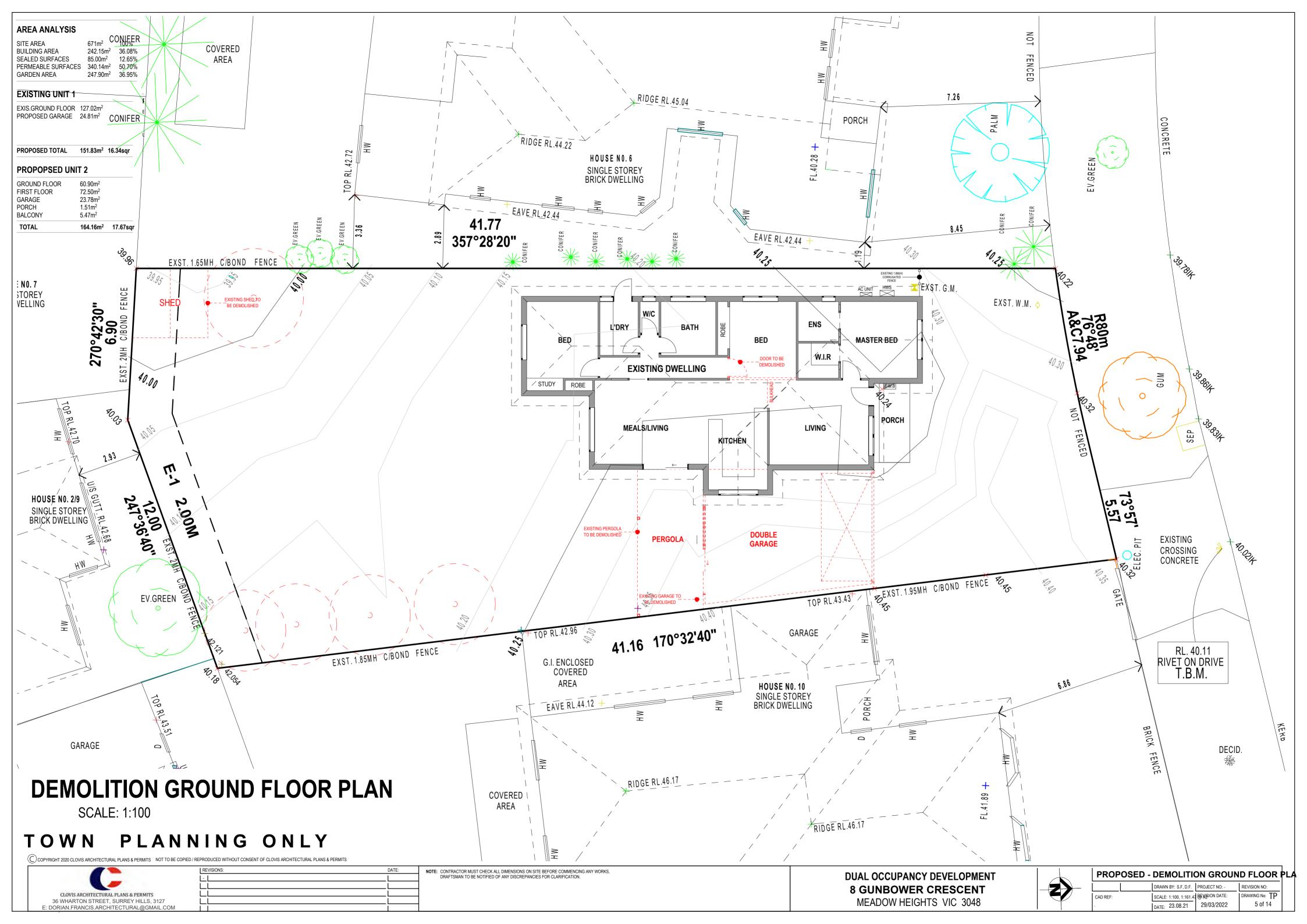
CK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, ED OF ANY DISCREPANCIES FOR CLARIFICATION.	DUAL OCCUPANCY DEVELOPME
	8 GUNBOWER CRESCENT
	MEADOW HEIGHTS VIC 3048

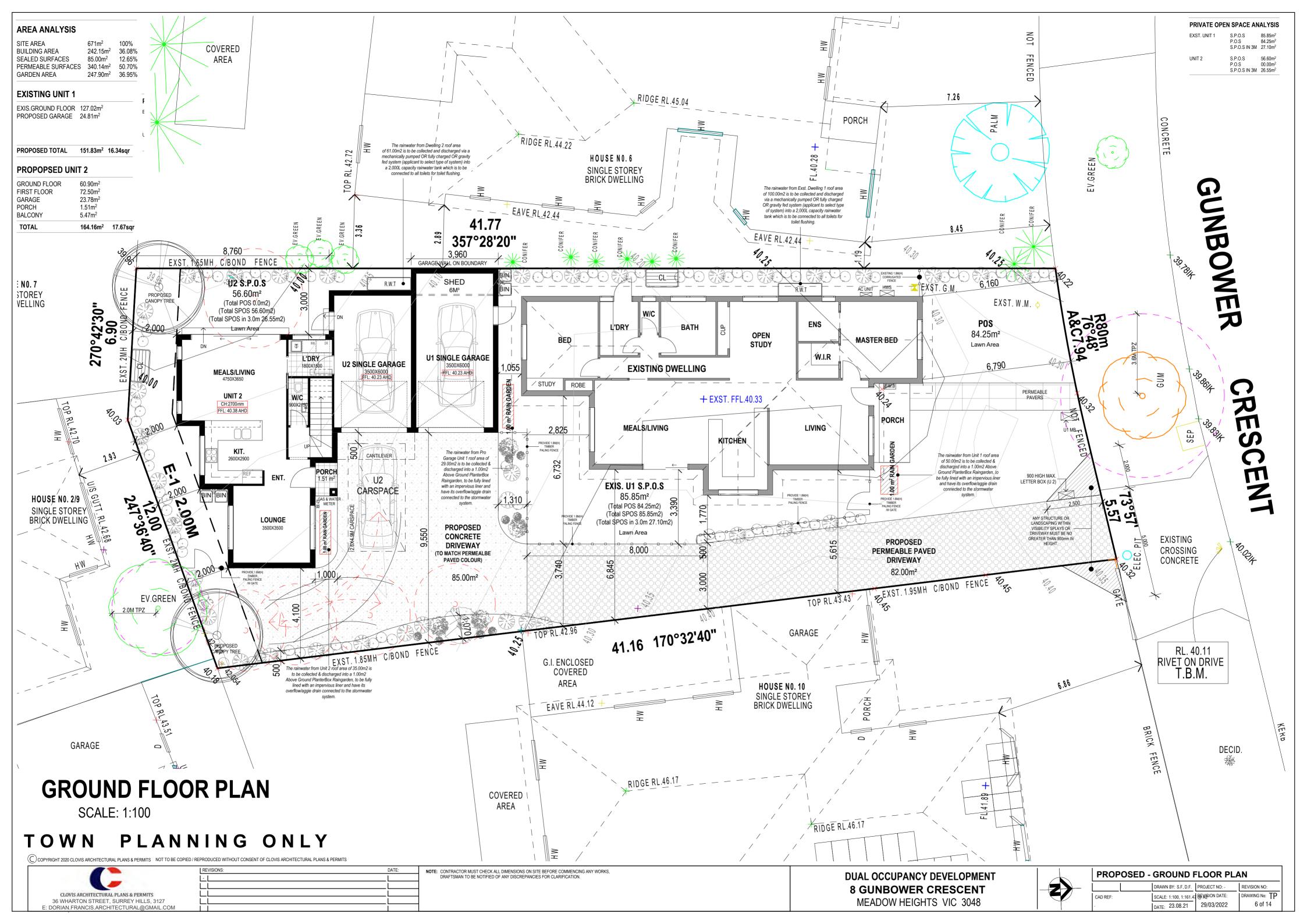
EXISTING EAST ELEVATION

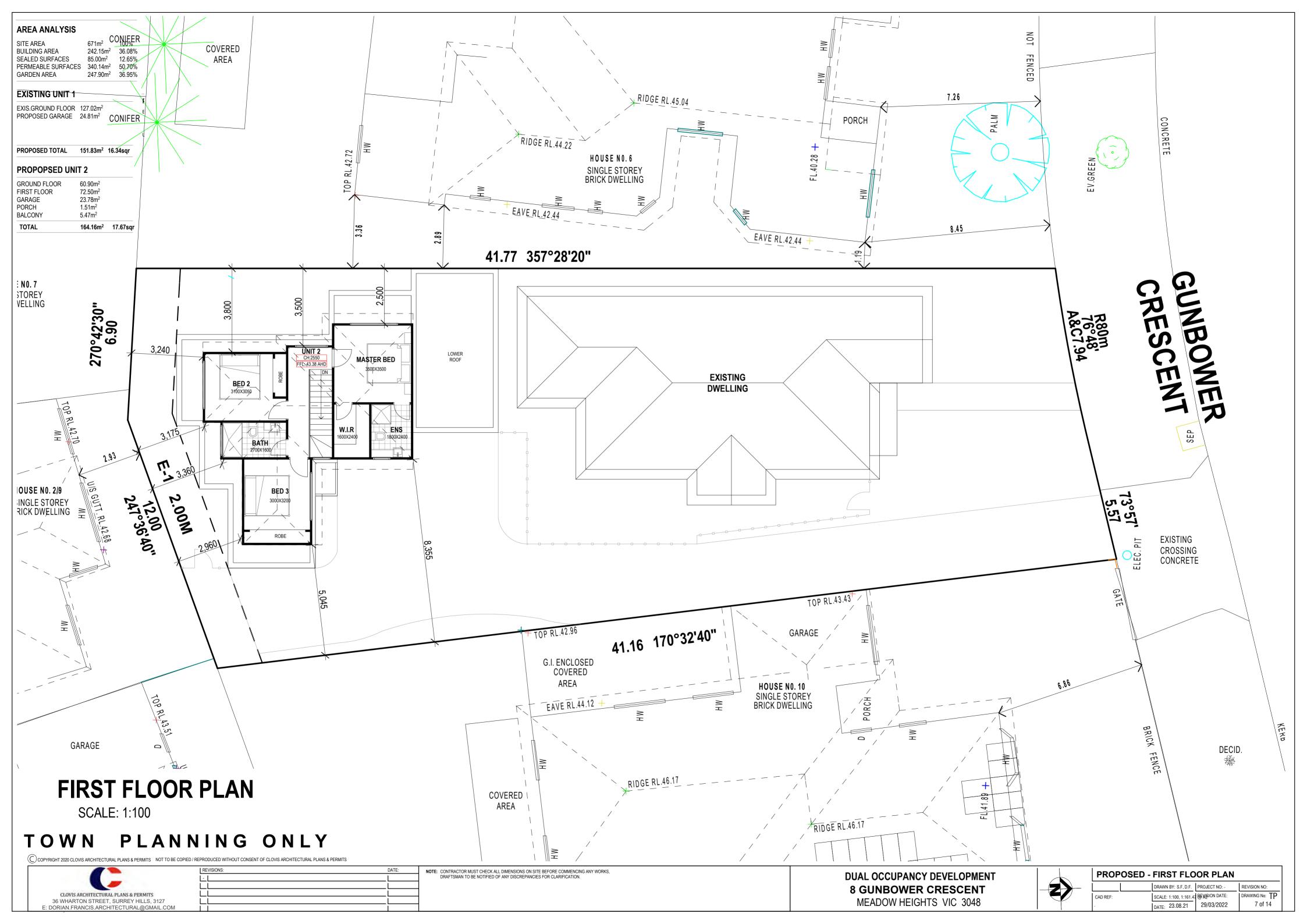


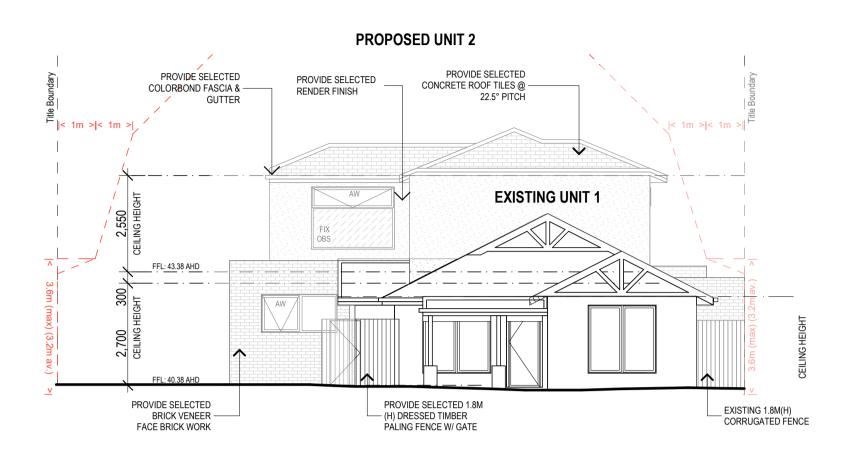


PROPOSED - EXISTING ELEVATIONS				
		DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:
CAD REF: -		SCALE: 1:100 @ A1 DATE: 23.08.21	REVISION DATE: 29/03/2022	DRAWING No: TP 4 of 14



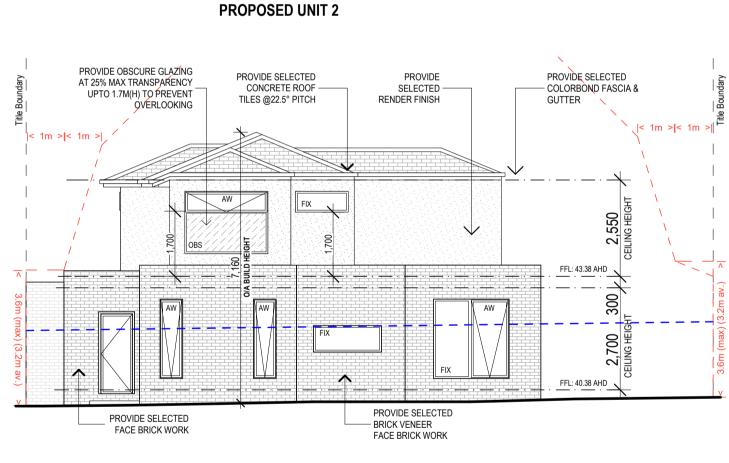








SCALE: 1:100



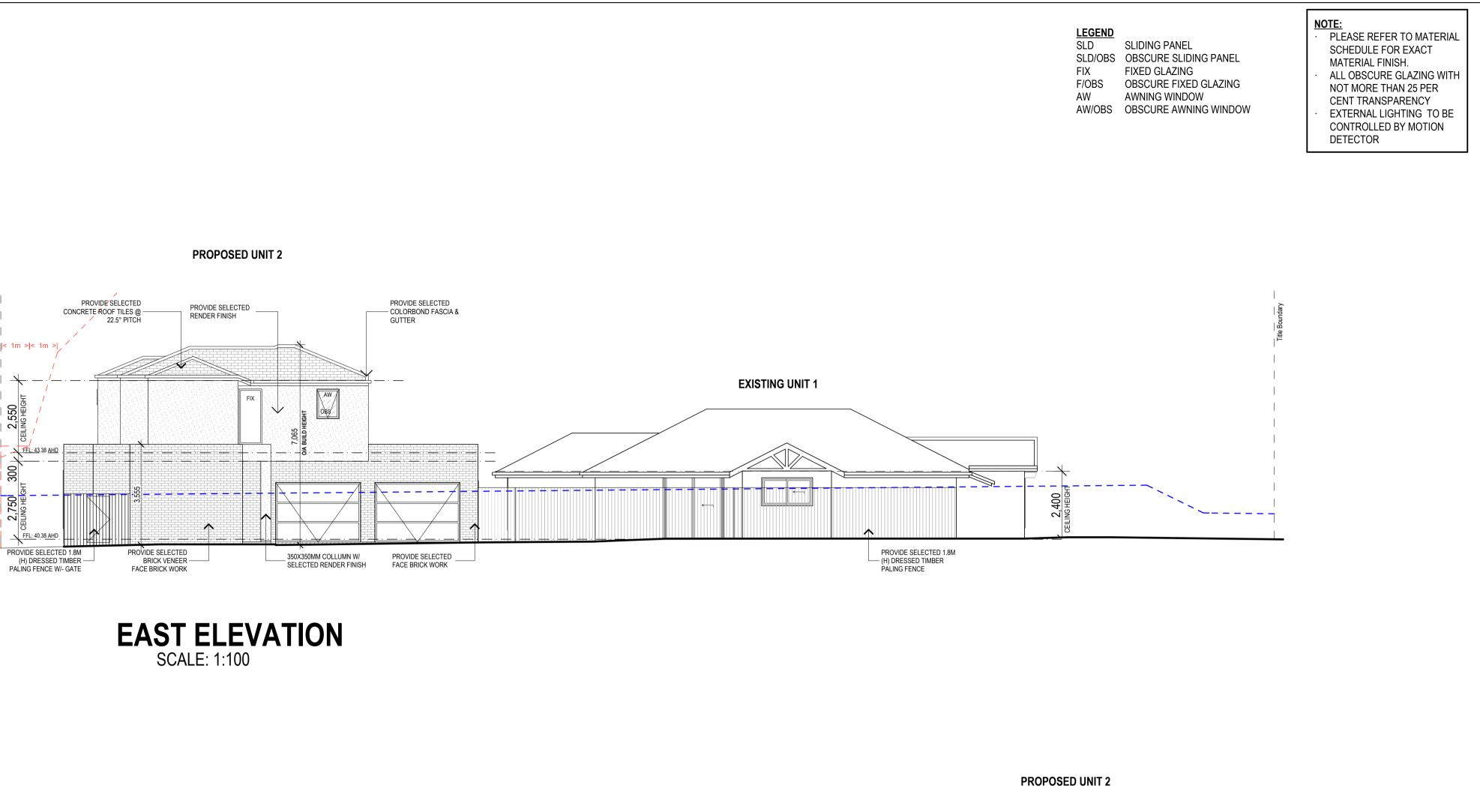


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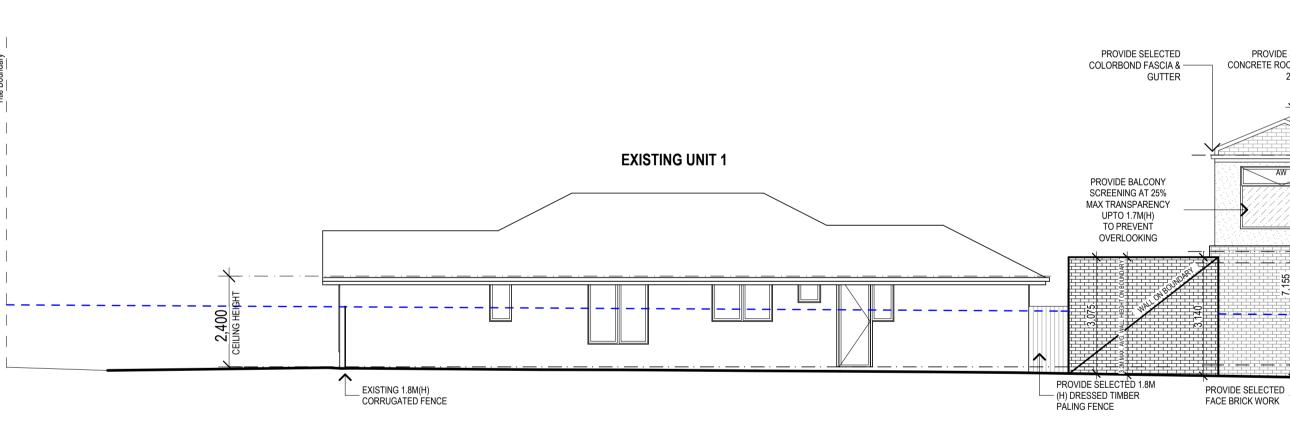
		REVISIONS:	DATE:	NOTE: CONTRACTOR MUST CHECK AL
		-		DRAFTSMAN TO BE NOTIFIED C
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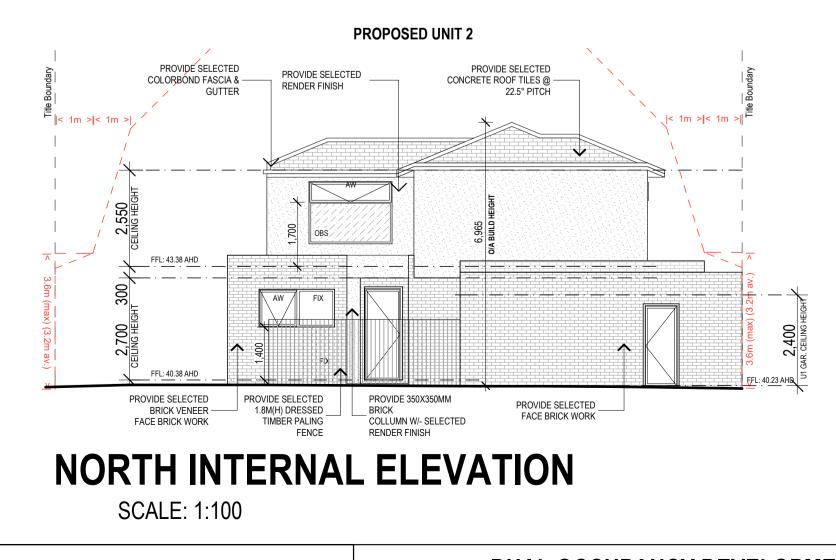






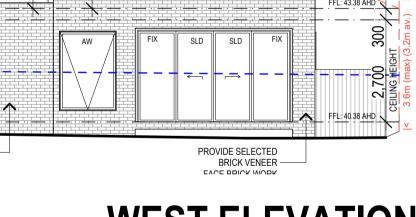
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ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS, D OF ANY DISCREPANCIES FOR CLARIFICATION.

DUAL OCCUPANCY DEVELOPMEN **8 GUNBOWER CRESCENT** MEADOW HEIGHTS VIC 3048



PROVIDE SELECTED

RENDER FINISH

PROVIDE SELECTED CONCRETE ROOF TILES @ -

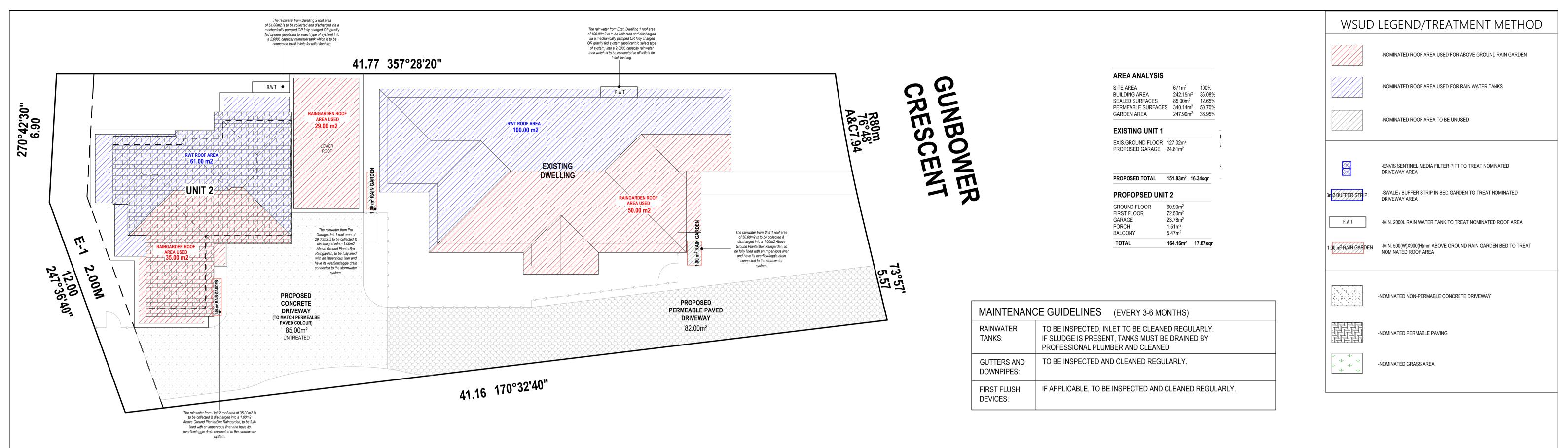
22.5° PITCH

WEST ELEVATION

l< 1m >l<

SCALE: 1:100

IT	PROPOSED	ROPOSED - ELEVATIONS		
		DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:
	CAD REF:	SCALE: 1:100 @ A1	REVISION DATE:	DRAWING NO: TP
	-	DATE: 23.08.21	29/03/2022	8 of 14



PRO. WSUD ROOF CATCHMENT PLAN

SCALE: 1:100

Melbourne STORM Rating Report

3048

TransactionID: Municipality: Rainfall Station: Address:

Assessor:

1218240 HUME HUME 8 Gunbower Crescent

Meadow Heights VIC Aidan **Residential - Multiunit** Development Type: Allotment Site (m2): 671.00 STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Exst. Unit 1 Roof Area - Water Tank	100.00	Rainwater Tank	2,000.00	2	107.40	97.00
Exst. Unit 1 Roof Area - Raingarden	50.00	Raingarden 100mm	1.00	0	128.10	0.00
Proposed Garage - Raingarden	29.00	Raingarden 100mm	1.00	0	132.00	0.00
Unit 2 Roof Area - Water Tank	61.00	Rainwater Tank	2,000.00	3	170.00	82.00
Unit 2 Roof Area - Raingarden	35.00	Raingarden 100mm	1.00	0	131.00	0.00
Shared Driveway	85.00	None	0.00	0	0.00	0.00

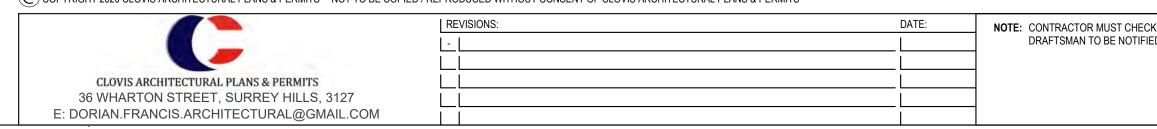
Date Generated:

26-Aug-2021

1.0.0 Program Version:

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WATER SENSITIVE URBAN DESIGN NOTES:

ALL DRAINAGE TO BE DESIGNED AND CERTIFIED BY AUTHORIZED DRAINAGE ENGINEER

EACH RAINWATER TANK IS TO BE CONNECTED TO ALL TOILETS IN EACH DWELLING

GRAVITY FED OR FULLY CHARGED SYSTEM IS NECESSARY TO ACHIEVE THE MINIMUM ROOF CATCHMENT AREA IN ACCORDANCE WITH STORM REQUIREMENTS.

THE OVERFLOW SYSTEMS FOR ALL RAINWATER TANKS MUST BE GRAVITY FED TO THE LEGAL POINT OF DISCHARGE AND NOT SERVICED BY OVERFLOW PUMPS

THE TANKS MUST BE USED ONLY FOR REUSE WITHIN THE DWELLINGS, AND ARE COMPLETELY INDEPENDENT OF ANY DETENTION REQUIREMENTS (THROUGH THE LEGAL POINT OF DISCHARGE PROCESS)

IN NO CASE WILL RAINWATER PIPES BE CHARGED UNDER THE SLAB

GRAVITY FED SYSTEM TO BE USED WHEN HARVESTING STORMWATER FROM ROOF TO RAINGARDENS.

RAINGARDENS TO BE BUILT MINIMUM 300MM FROM ADJOINING FOOTINGS

BUILD THE RAINGARDEN CLOSE TO THE WATER SOURCE. THIS WILL HELP MINIMISE THE ADDITIONAL PLUMBING NEEDED TO BRING WATER TO THE RAINGARDEN.

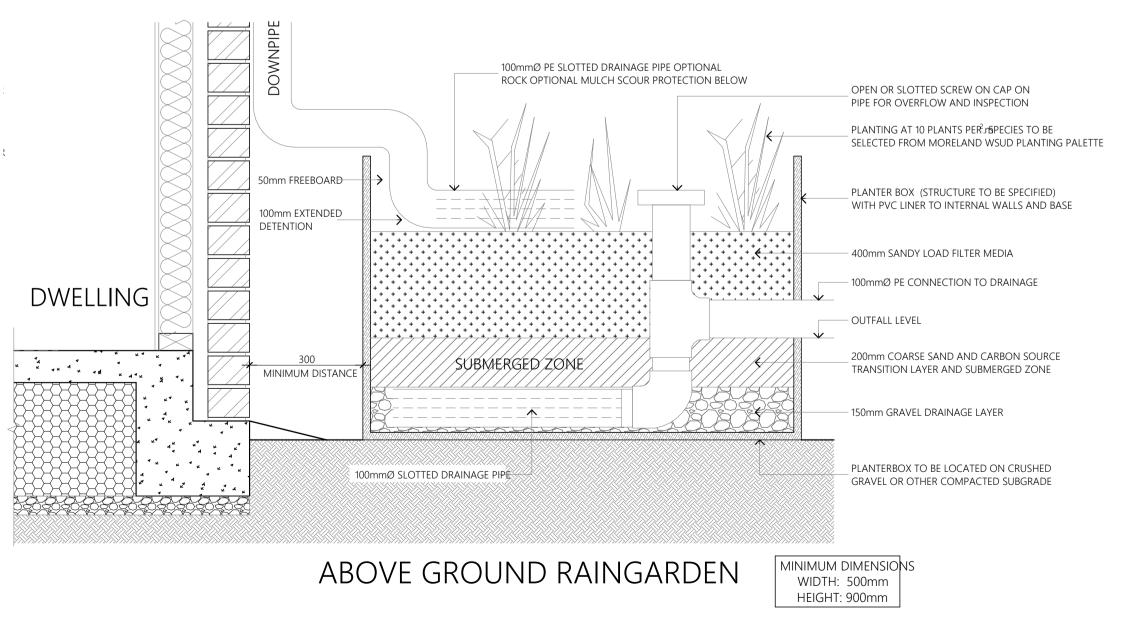
RAINGARDEN MUST BE FULLY LINED AND HAVE OVERFLOW PLUMBED INTO THE STORMWATER SYSTEM.

FOR EXCAVATION AND CLEARANCE REFER TO BUILDING A RAINGARDEN INSTRUCTION SHEET, RAINGARDENS MUST BE BUILT TO MELBOURNE WATER REQUIREMENTS

MAINTENANCE OF WSUD TREATMENTS INCLUDING RAIN WATER TANKS, RAINGARDENS ETC ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.

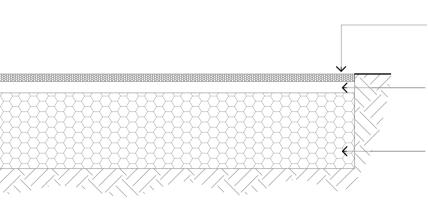
THE FINAL DESIGN OF THE STORMWATER SYSTEM WILL MEET COUNCIL DRAINAGE ENGINEERS' REQUIREMENTS. THE DESIGNED SYSTEM COMPLIES WITH MELBOURNE WATER STORM REQUIREMENTS THAT MEETS VICTORIAN BEST PRACTICE STORMWATER GUIDELINES





ENT	PROPOSED -		OF CATCH	
т		DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:
3	CAD REF:	SCALE: 1:100, 1:1.09, DATE: 23.08.21	.RFY.IFI@ RATE: 29/03/2022	DRAWING No: TP 9 of 14

PERMEABLE CONCRETE (FOR VEHICULAR LOADS)



– BASE LAYER 20mm - 40mm COMPACTED CLEAN STONE (UNBONDED) PROVIDE A STABLE POROUS SUB-BASE WITH 20% VOIDS

- SUB SURFACE LAYER A MIX OF 10mm GRANVULATED RECYCLED RUBBER BONDED TOGETHER WITH APPROVED 'WATERPAVE' RESIN (OR SIMILAR)

TOP SURFACE LAYER 3mm FINE & 6mm COURSE SELECTED AGGREGATE BONDED TOGETHER WITH APPROVAL 'WATERPAVE' RESIN (OR SIMILAR)

AREA ANALYSIS

SITE AREA	671m ²	100%
BUILDING AREA	242.15m ²	36.08%
SEALED SURFACES	85.00m ²	12.65%
PERMEABLE SURFACES	340.14m ²	50.70%
GARDEN AREA	247.90m ²	36.95%

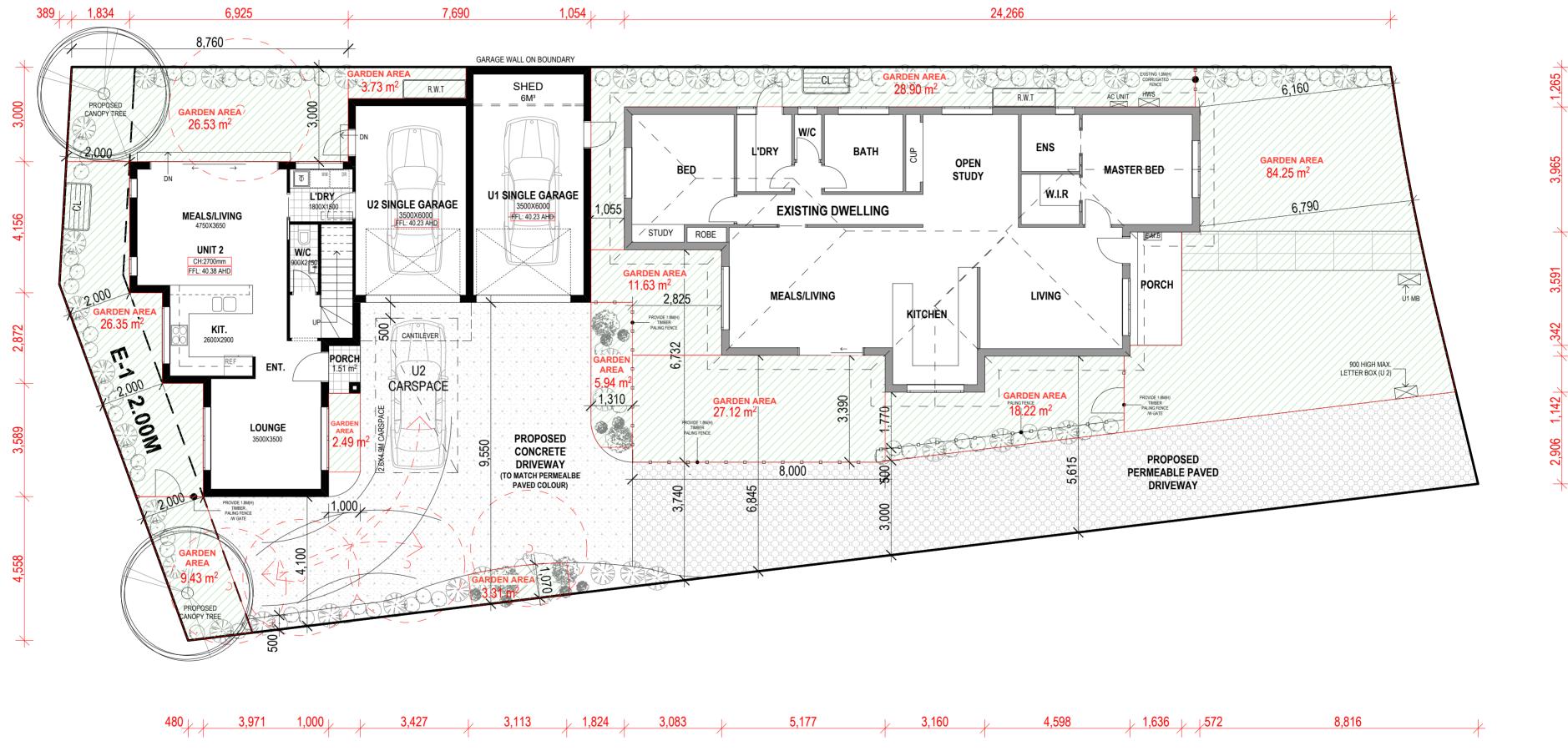
EXISTING UNIT 1

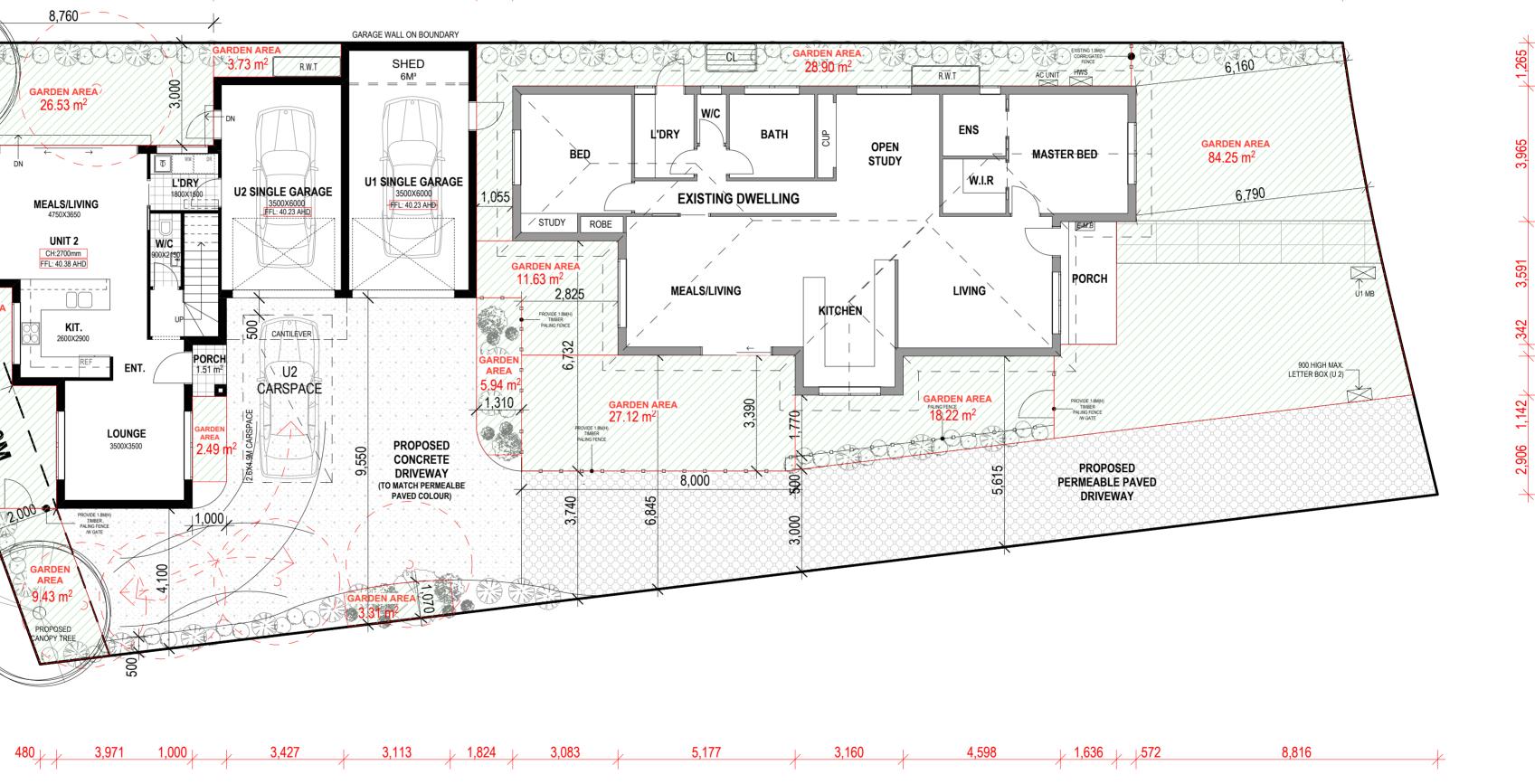
EXIS.GROUND FLOOR 127.02m² PROPOSED GARAGE 24.81m²

PROPOSED TOTAL 151.83m² 16.34sqr

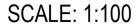
PROPOPSED UNIT 2

TOTAL	164.16m ²	17.67sqr
BALCONY	5.47m ²	
PORCH	1.51m ²	
GARAGE	23.78m ²	
FIRST FLOOR	72.50m ²	
GROUND FLOOR	60.90m ²	





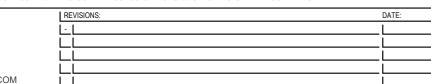
GARDEN AREA FLOOR PLAN



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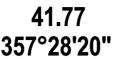
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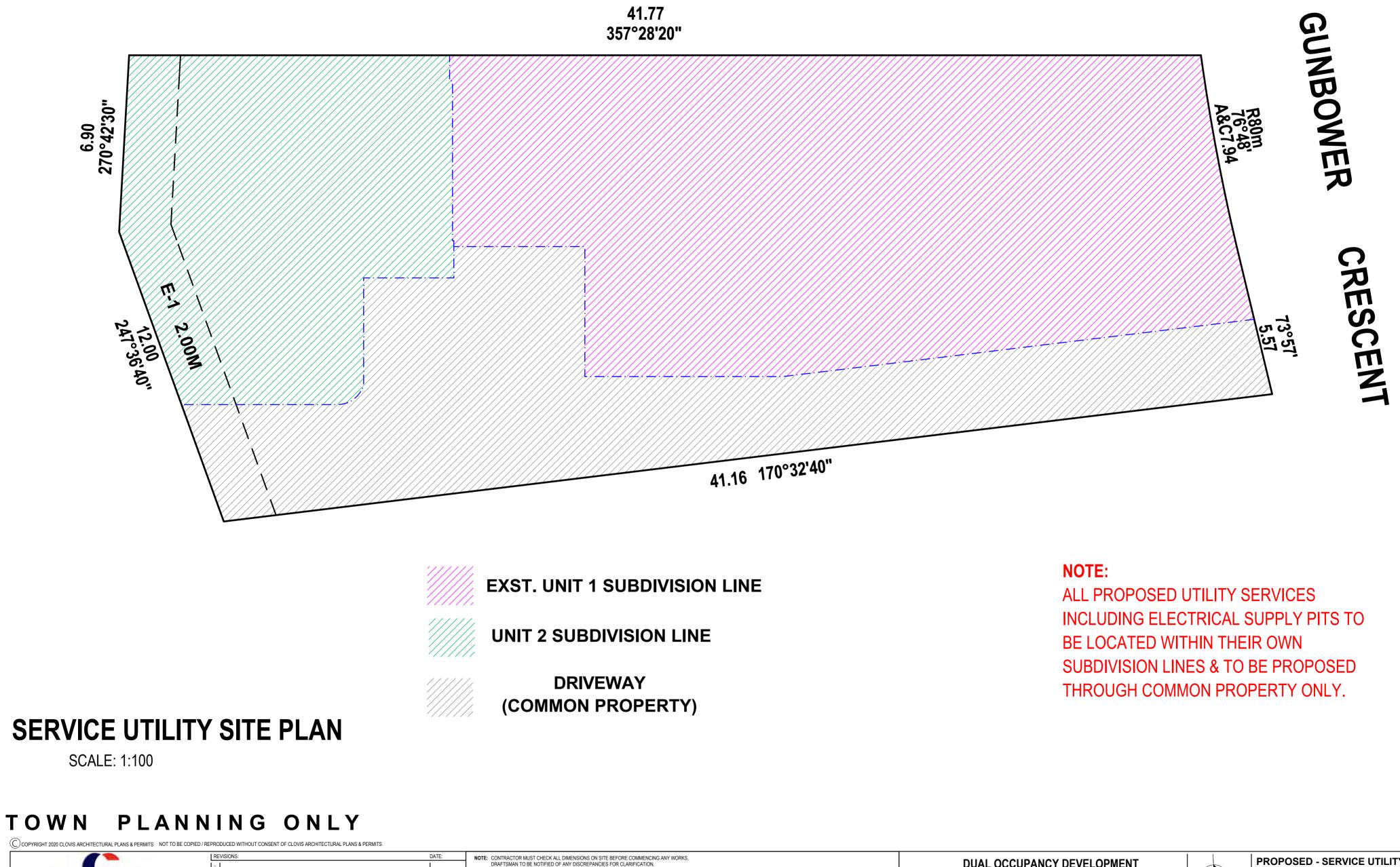




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CAD REF:

PROPOSED - GARDEN AREA PLAN				
	DRAWN BY: S.F, D.F. PF	ROJECT NO: -	REVISION NO:	
CAD REF:	SCALE: 1:100, 1:161.47	EXESION DATE:	DRAWING NO: TP	
	DATE: 23.08.21	29/03/2022	10 of 14	





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IENT	PROPOSED - SHADOW DIAGRAMS 1			
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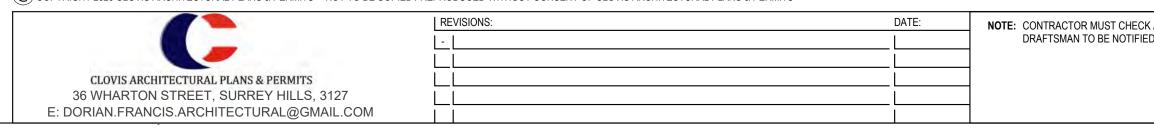
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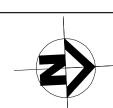
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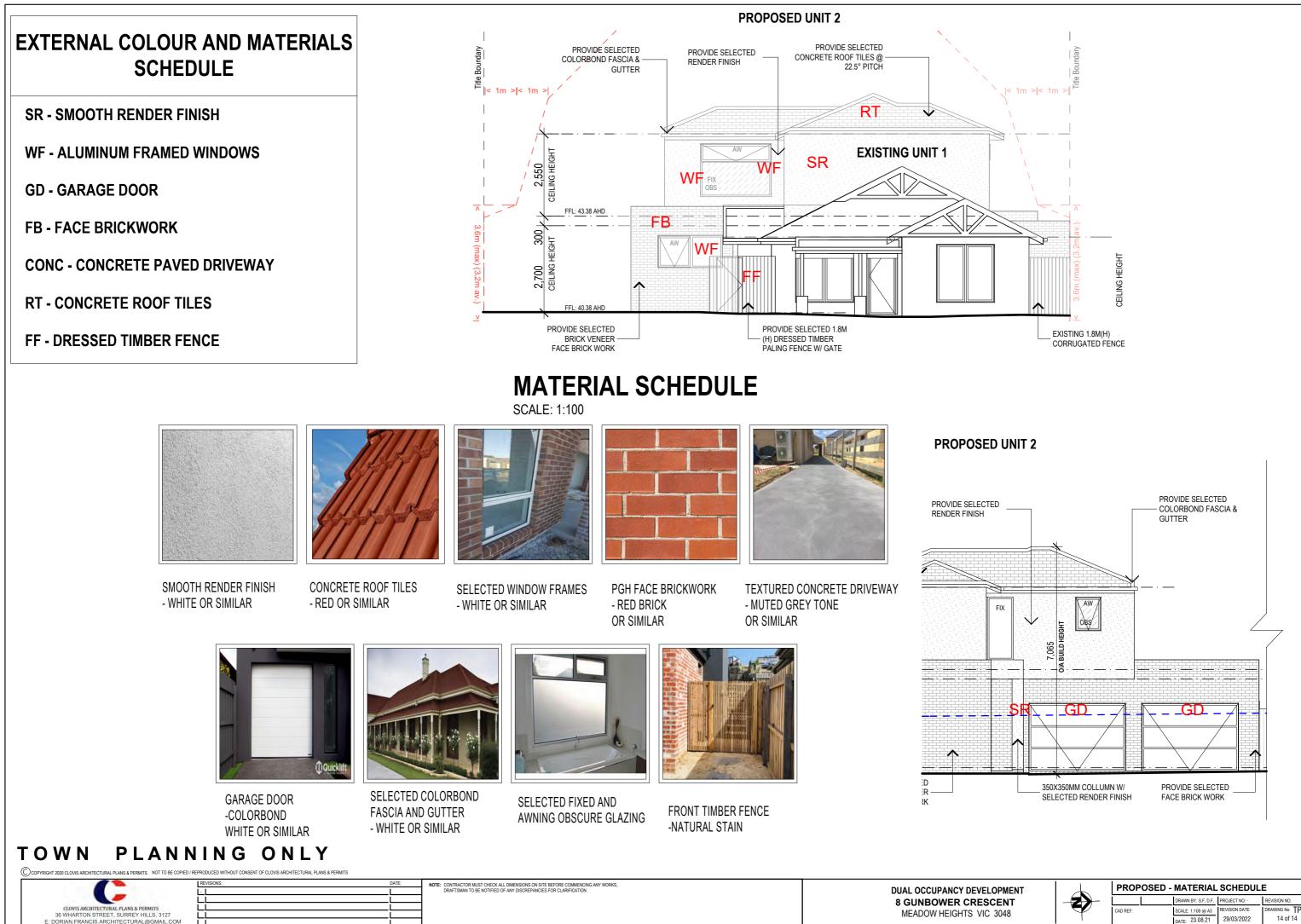
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SPOS	REAMINED UNSHADOV	VED	





PROPOSED - SHADOW DIAGRAMS 2								
		DRAWN BY: S.F, D.F.	PROJECT NO: -	REVISION NO:				
CAD REF:		SCALE: 1:200 @ A1 DATE: 23.08.21	REVISION DATE: 29/03/2022	DRAWING No: TP 13 of 14				



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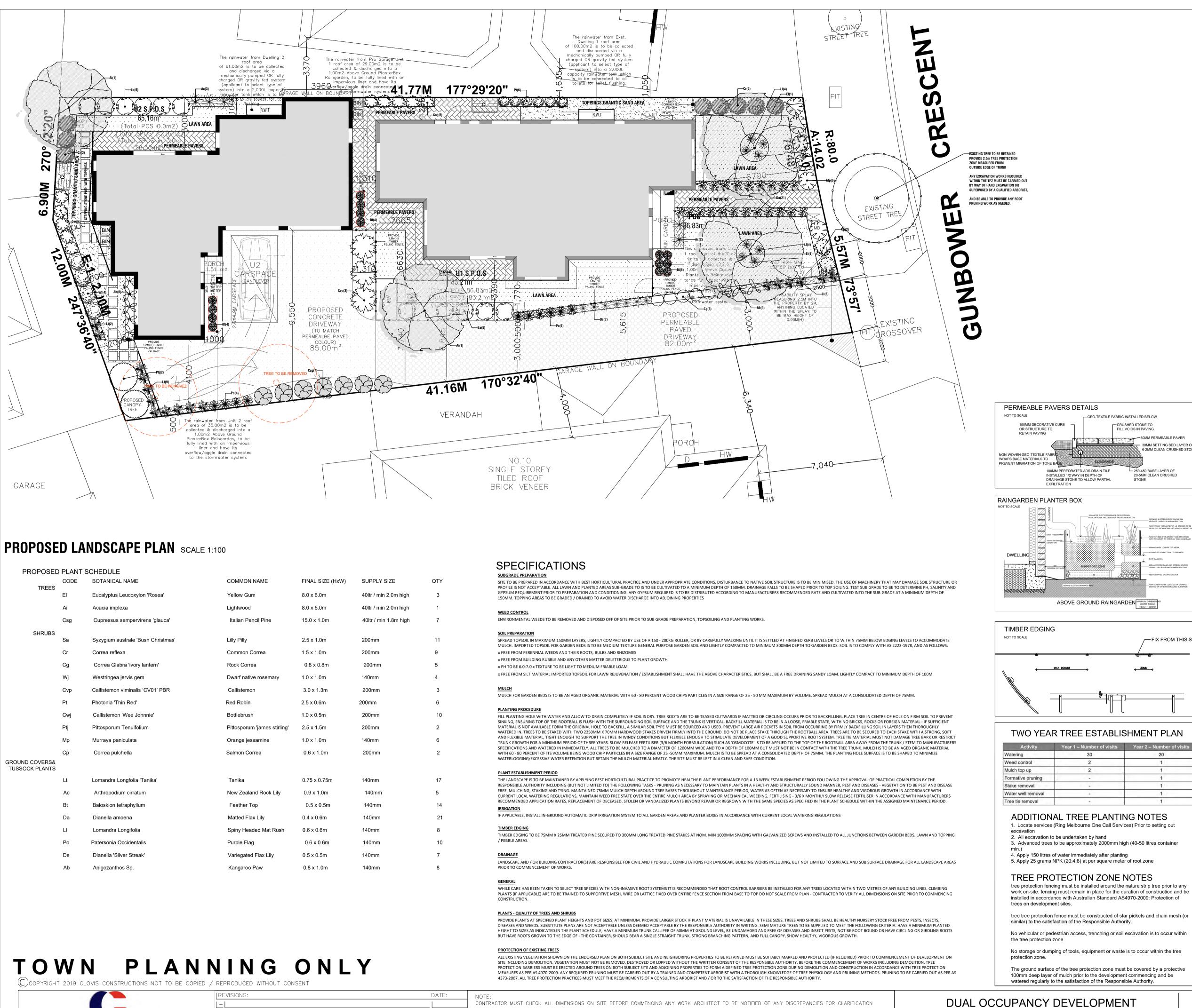
MEADOW HEIGHTS VIC 3048

29/03/2022

ATE: 23.08.21

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PROPOSEI		SCHEDULE					
FNOFOGL						QTY	SUBGRADE PREPARATION
TREES	CODE	BOTANICAL NAME	COMMON NAME	FINAL SIZE (HxW)	SUPPLY SIZE	QTY	SITE TO BE PREPARED IN ACCO PROFILE IS NOT ACCEPTABLE.
INCLO	EI	Eucalyptus Leucoxylon 'Rosea'	Yellow Gum	8.0 x 6.0m	40ltr / min 2.0m high	3	GYPSUM REQUIREMENT PRIO 150MM. TOPPING AREAS TO E
	Ai	Acacia implexa	Lightwood	8.0 x 5.0m	40ltr / min 2.0m high	1	WEED CONTROL
	Csg	Cupressus sempervirens 'glauca'	Italian Pencil Pine	15.0 x 1.0m	40ltr / min 1.8m high	7	ENVIRONMENTAL WEEDS TO P
SHRUBS							SOIL PREPARATION
	Sa	Syzygium australe 'Bush Christmas'	Lilly Pilly	2.5 x 1.0m	200mm	11	SPREAD TOPSOIL IN MAXIMUM MULCH. IMPORTED TOPSOIL F
	Cr	Correa reflexa	Common Correa	1.5 x 1.0m	200mm	9	x FREE FROM PERENNIAL WEE
	Ca	Correa Glabra 'ivory lantern'	Rock Correa	0.8 x 0.8m	200mm	5	x FREE FROM BUILDING RUBB
	Cg	Correa Glabra Ivory lantern	ROCK Collea	0.0 X 0.011	20011111	5	x PH TO BE 6.0-7.0 x TEXTURE
	Wj	Westringea jervis gem	Dwarf native rosemary	1.0 x 1.0m	140mm	4	x FREE FROM SILT MATERIAL I
	Сvр	Callistemon viminalis 'CV01' PBR	Callistemon	3.0 x 1.3m	200mm	3	MULCH MULCH FOR GARDEN BEDS IS
	Pt	Photonia 'Thin Red'	Red Robin	2.5 x 0.6m	200mm	6	
	Cwj	Callistemon 'Wee Johnnie'	Bottlebrush	1.0 x 0.5m	200mm	10	PLANTING PROCEDURE FILL PLANTING HOLE WITH WA
	Ptj	Pittosporum Tenuifolium	Pittosporum 'james stirling'	2.5 x 1.5m	200mm	2	SINKING, ENSURING TOP OF T MATERIAL IS NOT AVAILABLE I WATERED IN. TREES TO BE ST/
	Мр	Murraya paniculata	Orange jessamine	1.0 x 1.0m	140mm	6	AND FLEXIBLE MATERIAL, TIGE TRUNK GROWTH FOR A MININ
	Ср	Correa pulchella	Salmon Correa	0.6 x 1.0m	200mm	2	SPECIFICATIONS AND WATERE WITH 60 - 80 PERCENT OF ITS
GROUND COVERS& TUSSOCK PLANTS							WATERLOGGING/EXCESSIVE V
TUSSUERTEANTS							PLANT ESTABLISHMENT PERIO
	Lt	Lomandra Longfolia 'Tanika'	Tanika	0.75 x 0.75m	140mm	17	THE LANDSCAPE IS TO BE MAI RESPONSIBLE AUTHORITY INC
	Ac	Arthropodium cirratum	New Zealand Rock Lily	0.9 x 1.0m	140mm	5	FREE, MULCHING, STAKING AN CURRENT LOCAL WATERING R
	Bt	Baloskion tetraphyllum	Feather Top	0.5 x 0.5m	140mm	14	RECOMMENDED APPLICATION IRRIGATION
	Da	Dianella amoena	Matted Flax Lily	0.4 x 0.6m	140mm	21	IF APPLICABLE, INSTALL IN-GR
	LI	Lomandra Longifolia	Spiny Headed Mat Rush	0.6 x 0.6m	140mm	8	TIMBER EDGING TIMBER EDGING TO BE 75MM
	Po	Patersonia Occidentalis	Purple Flag	0.6 x 0.6m	140mm	10	/ PEBBLE AREAS.
	Ds	Dianella 'Silver Streak'	Variegated Flax Lily	0.5 x 0.5m	140mm	7	DRAINAGE
	Ab	Anigozanthos Sp.	Kangaroo Paw	0.8 x 1.0m	140mm	8	LANDSCAPE AND / OR BUILDIN PRIOR TO COMMENCEMENT C
							GENERAL

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